TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Agenda
Wednesday, February 7, 2024, 6:30 p.m.

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

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

I. **Call to Order**
II. **Roll Call**
III. **Election of Officers**
IV. **Seating of Alternates**
V. **Election of Officers**
VI. **Adoption of Minutes:** Meeting December 19, 2023
VII. **Public Commentary**
VIII. **Unfinished Business:**
- a. **Reading of Legal Notices**
- b. **Continued Public Hearings**
- c. **New Public Hearings:**
  1. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.
- d. **Other Unfinished Business**:
  1. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

IX. **New Business:**
- a. **Applications:**
  1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company
- b. **Other New Business:**

1. Bond Release Request: Brooklyn Sand & Gravel, LLC, Bond No. 106459414; Renewal Date February 10, 2024.

X. **Reports of Officers and Committees**

a. Staff Reports

1. Report of Margaret Washburn, ZEO.

b. Budget Update

c. Correspondence

1. Wetlands Notice of Approval: SUBD 23-002 KA&G Investments, Map 32 Lot 15: Wauregan Road and Gorman Road, R-30 Zone 14-lot resubdivision.

2. Wetlands Notice of Approval: SUBD 23-003 Tetreault Building Company, Map 23 Lot 38, Wauregan Road, RA Zone 7-lot subdivision.

d. Chairman's Report

e. Commissioner Training Updates

Public Commentary

Adjourn

Michelle Sigfridson, Chairman

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Tuesday, December 19, 2023 6:30 p.m.

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

MEETING LOCATION: **Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT**		
Click link below: **https://us06web.zoom.us/j/84765564828**	**or**	**Go to https://www.zoom.us/join** **Enter meeting ID: 847 6556 4828**
Dial: 1-646-558-8656 **Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting**		

MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:34 p.m.

II. **Roll Call –** Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Gil Maiato, Seth Pember and Lisa Herring (all present in person).
John Haefele was absent with notice.
Brian Simmons and Karl Avanecean were absent.

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

Also Present in Person: Greg Fisher; Daniel Blanchette, Nannette Bartels.
There were three additional people present in the audience.

Present via Zoom: Nicole Windland Fisher; Marilu Medina; Cirian; Heather; Margaret Washburn.

III. Seating of Alternates – None.

IV. Adoption of Minutes: Meeting December 6, 2023

Motion was made by C. Kelleher to accept the Minutes of the Meeting of December 6, 2023, as presented.
Second by G. Maiato.
Discussion: There was discussion regarding whether the two Alternate Members, Brian Simmons and Karl Avanecean, are still active or if they should be removed from the list. Mr. Tanner will find out and an updated list will be provided.
Motion carried unanimously by voice vote (6-0-0).

L. Herring stated, for the Record, that she had watched the entire recording of the last PZC meeting (December 6th) in preparation for tonight's meeting.

V. Public Commentary – None.

VI. Unfinished Business:

a. **Reading of Legal Notices:**
J. Roberson read aloud the Legal Notice for SP 22-007 mod.

b. **Continued Public Hearings:**

1. **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).

J. Roberson explained that the Applicant's draft language had been reviewed and discussed at the December 6th meeting and that she has since consulted with Town Attorney, Rich Roberts (Halloran & Sage) about additional language that she had drafted, per the discussion at the December 6th meeting, regarding the maximum number of guests and for how long. Ms. Roberson read aloud Attorney Robert's email response which she said she feels addresses the concern and, perhaps, similar concerns. Ms. Roberson explained that this is a special permit use and that a special permit is different from other forms of Zoning approval because not only does it have to meet the criteria, but the Commission also has to find that it is appropriate for the location. Ms. Roberson referred to Section 6.J of the Regulations – one of the application requirements for a Special Events Special Permit is to state the anticipated number and duration of events. She noted that this Zoning Regulation change would not pertain to just one location in Town. Ms. Roberson explained that the Commission could limit to three days, they could add additional criteria to the number of guests (must be in compliance with building code, health code, fire safety code, but she feels this would be redundant as these codes are applicable anyway).

There was discussion. C. Kelleher suggested doing the same thing as with the maximum number of people, which she feels would be the easiest thing to do. She said that it may vary. Agreement was expressed from the Commission. Ms. Roberson asked if it would still be limited to those attending the event. Ms. Sigfridson stated that it would. Changes to the language were suggested. Ms. Roberson read aloud the suggested language for Section 9 including all of the changes: "An Event Facility may include the accommodation of overnight guests, limited only to those attending the event, and only for the duration of the events specified in the special permit application. The maximum number of overnight guests shall be subject to a finding by the Planning and Zoning Commission that the number is appropriate for the location and neighborhood. An employee of the venue must be at the property at all times." Agreement was expressed from the Commission.

Discussion continued: Ms. Kelleher asked, although a Special Events Facility could be approved in any zone, whether the Commission could decide that a particular zone is just not appropriate. Ms. Roberson stated that the Commission could do that and the reasons would need to be specified, for the Record.

COMMENTS FROM THE PUBLIC: Comments may be heard in their entirety, as well as the entire meeting, by calling the First Selectman's Office and requesting the Zoom link:

- **Jackie Igliozzi**, Woodward Road, voiced concern that the NDDH does not specify this type of facility. She said that they would need to be contacted. She also asked about the purpose/function of the employee on site.

  Regarding an employee being present, M. Sigfridson explained that it is a representative of the Owners and would limit any disturbances. A. Tanner added that it would be a contact person in case something happens. There was discussion regarding how the employee would be identifiable to the public/neighbors.
  Greg Fisher explained that, in his case, either he or his wife, Nicole, would be present to ensure that the terms of the special permit are being honored. There was discussion regarding possibly adding language.
- **Matt Allen**, 105 Christian Hill Road, voiced concern regarding how it would be enforced.

There was discussion. Depending on the issue, the appropriate party could be called: Owner of the Facility; Wedding Planner; Police, Fire Department or Zoning Enforcement Officer.

Nicole Fisher (via Zoom) noted that when you go to a restaurant or any place of business and you are upset about something, you would usually ask to speak with the Manager. She feels that it wouldn't be any different than that. She said that it is in their application that it is a requirement that the planning team be on-site.

Ms. Roberson suggested that the language, as was presented, makes a really important distinction between an event facility and a regular, single-family house that somebody put up on Air B&B. She explained that with the typical model for Air B&B, you're renting the house and the owner may not be around at all and no employee on-site. She explained that we don't put personal details or contact information into Zoning Regulations. A responsible party on-site is not so that people can call them specifically, it is just so that it is known how they are supposed to be operating. This would be conditional on their permit. If a policeman finds that there is not an employee on-site, it would get back to Zoning Enforcement and could be evidence to revoke a special permit if they are not abiding by the conditions. She feels that the language, as it is, is appropriate for the type of venue. It helps extinguish it between other types of venues that we don't want to include. Ms. Kelleher and Ms. Sigfridson stated agreement.

- **Jackie Igliozzi** commented that she feels someone specific should be identified, such as a facility manager with a description of what they are supposed to do.

  Greg Fisher explained that protocol has been stated.

There were no further comments.

Motion was made by C. Kelleher to close the public hearing for **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

c. **New Public Hearings:**
   1. **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)

      Daniel Blanchette, Licensed Civil Engineer, represented the Applicants and gave an overview of the changes. Plans (revision date December 4, 2023) were included in packets to Commission Members and were displayed as discussed.
      - Mr. Blanchette explained that the special permit had been approved earlier this year for this same property. The biggest change is that they decided to move the parking lot. They are proposing to lengthen the driveway and to construct the parking lot behind the barn about 700 feet from the road. He explained that it will be much better for the neighborhood, everything is more screened from the road and from adjacent houses, less noise and light pollution, no large retaining walls which could be a safety issue. Driveway location is not proposed to be changed (first 1,500 feet not being changed).
      - Not changing the use, total number of guests or ceremony area.

- Mr. Blanchette orientated and explained the site plan. Long driveway that will wrap around, 40-car parking lot, access path down to the lower field so people can bring in temporary tent material.
- They are proposing a couple changes in the lower field: 1) to flatten a portion of the lower field, raise it up about two feet so it will be more of a level area for the guests; 2) to construct a pond in the lower field, partially for aesthetics and partially to provide fill for some of the other construction projects (less trucks on the road importing/exporting material).
- Received IWWC approval.
- Mr. Blanchette displayed Sheet 2 of the Plans and explained how the first portion of the driveway is to drain into a swale which will, then, be directed into some pipes and catch basins which will discharge into the field.

  Regarding Drainage, Mr. Blanchette explained about the steep hillside, Group C soils (very silty and don't infiltrate well) so stormwater is a big concern. He explained about the drainage pattern. He said that Town Engineer, Syl Pauley has reviewed the plans and there are two issues that are not totally resolved:
  - Water Quality Volume – Mr. Blanchette explained that he submitted Water Quality Volume Calculations to Mr. Pauley who assumes it was going to be paved, but it is going to be gravel and/or pea stone. He explained that it was a very conservative calculation of an estimated 86 percent of the required water quality volume. Mr. Blanchette provided an updated Water Quality Volume Calculation and explained that the gravel driveway and parking area is 80 percent impervious. They are now providing 122 percent of the Water Quality Volume. Mr. Blanchette stated that he is very confident that they are meeting that requirement.
  - Groundwater – Mr. Blanchette explained that they dug four test pits and he said that he is very confident that his drainage system is going to function property. He explained that a small amount of the basins could be in the water table a few inches, but the bottom of the basins don't have as much volume as the top. He doesn't see is as being a concern. He feels it is appropriate for the following reasons: The site is going to be 99 percent pervious; it is about 800 feet (vegetated buffer) from the property line with Blackwell Brook. He said that this was discussed with the IWWC and they were satisfied.
- Mr. Blanchette displayed the last sheet of the plans and explained about the ceremony area which is not being changed, but they included some information per advise of the Town.
- Mr. Blanchette explained that they corrected some typos on the landscaping plan (regarding trees matching schedule).

COMMENTS FROM STAFF:

- J. Roberson stated that a response has not been received from Syl Pauley regarding the latest changes.
- Ms. Roberson commented that due to the recent storm, the Town's server was down, therefore, she was unable to provide the draft motion for this Application. She explained she had prepared a modified version of the previous motion.
- Ms. Roberson commented that she does not have any concerns about this design if Mr. Pauley is satisfied that it meets the stormwater management requirements of our Zoning Regulations Section 7.H. She explained that the Applicants have gone above and beyond by taking an entire approved plan and redesigning it to preserve the scenic integrity of the site. She

recognizes that moving the parking lot creates different impacts: it is closer to wetlands and it is on a slope. She said that the significant redesign of the parking is to protect what is there and it will be an enhancement of the facility, particularly, leveling the tent area.

Mr. Blanchette explained that the plans are dated December 4th and they were submitted to Mr. Pauley on that same day and that Mr. Pauley's latest communication was on December 11th and there are two outstanding issues. He stated that if the Commission feels that he needs to tweak the drainage to satisfy Mr. Pauley, he asked that it be a condition of approval as they are hoping to receive approval at this meeting. He explained that making the change to raise the basins 6 or 12 inches (which is what Mr. Pauley would ask for) would create a bigger impact to the wetlands (drainage design vs wetlands impacts) and he would have to go back before the IWWC. He feels that it is a small technical detail that he and Syl can work out.

There was discussion. Ms. Roberson explained that Mr. Pauley had said that he would review it tomorrow. Ms. Roberson also explained that the Commission should never condition an approval based on someone else's approval some time in the future. Third party conditions are not acceptable procedure.

There was more discussion regarding elevations, the grade, the basins and the test pits.

There was discussion regarding what should be included in the motion to approve. There was discussion regarding whether Condition #1 of the original approval (March 2023) regarding no overnight accommodations could be changed as part of this modification. Ms. Sigfridson noted that overnight accommodations is not mentioned in this Application and she stated that she does not feel comfortable making changes regarding overnight accommodation requirements, based on this Application. Mr. Blanchette stated that he had not involved in the overnight aspect. There was discussion regarding the need for the Applicant to submit a separate application regarding overnight accommodations. Mr. Fisher explained that the intent for this Application was for the parking lot and they understand that it may take longer. There was agreement expressed by Commission Members that separate applications would be best.

Ms. Roberson stated that the Commission could continue this public hearing and that it can be re-noticed if there is a concern that the public notice was not detailed enough. It would also give a chance for the Town Engineer to review the stormwater design (high water table). Ms. Roberson explained that it was her impression that the Applicants wanted to include overnight accommodations in this Application and she apologized that it was not mentioned on the agenda. Greg and Nicole Fisher explained that their goal was to have the zoning change approved knowing that they would need to come back before the Commission regarding overnight accommodations.

Ms. Sigfridson asked if the Applicants' preference would be to treat them separately if it means possibly be able to deal with the parking lot issue more expeditiously. Mr. Fisher stated "yes."

There was more discussion regarding Syl Pauley concerns regarding stormwater (IWWC vs. PZC). Ms. Roberson commented that the review process by the Engineer is an important sign-off to have in place before taking action. Ms. Sigfridson asked about the water quality volume calculations. Mr. Blanchette explained about the latest revision. He said that he is confident that they are meeting the water quality volume. Mr. Blanchette explained that he an Mr. Pauley have different opinions regarding the catch basins. Ms. Roberson stated, for the Record, that Mr. Pauley's review comments were included in packets to Commission Members.

Ms. Sigfridson commented, for the Record, that Syl Pauley is very conservative in detail and she referred to, and read aloud from, his letter dated December 11, 2023, regarding underdrains being removed from the stormwater basins. Mr. Blanchette explained about a French drain (perforated pipe) that he had designed uphill from the tent area. Regarding Mr. Pauley's comment about groundwater near the basins, Mr. Blanchette explained that he thought Mr. Pauley was objecting to them so he removed them. Ms. Sigfridson asked Mr. Blanchette which is the better design, to which, he replied that he does not think they are needed.

Mr. Tanner stated that the pond is only about six feet deep. Mr. Blanchette agreed. The material is to be used to level the tent area which he feels will be sufficient for that pedestrian area. The first level is to be about a foot of topsoil.

Mr. Pember stated that he is not happy with the high watermarks on the drainage basins, but he noted that he is not an engineer. He stated that he feels that the public hearing should be closed. Mr. Fitzgerald stated concern regarding whether it would need to go back to IWWC if the drainage is changed and impacts the wetlands.

Discussion continued regarding continuing the public hearing vs. closing the public hearing. Mr. Fisher explained that he would prefer that it be closed. There was discussion regarding drafting a motion to approve.

There were no comments from the public.

Motion was made by A. Fitzgerald to close the public hearing for **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)**.**
Second by S. Pember. No discussion.
Motion carried by voice vote (5-0-1). G. Maiato abstained.

d. **Other Unfinished Business**:
    1. **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).

Motion was made by S. Pember to approve the proposed zoning regulation change ZRC 23-007 as revised with the finding that it meets the intent of the Zoning Regulations and is consistent with the Plan of Conservation and Development. The regulation will become effective 15 days from the publication of the legal notice.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

2. **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)

   M. Sigfridson stated that this is just regarding the parking issue.

   There was discussion regarding drafting a motion.

Motion was made by A. Fitzgerald to approve the modified application, **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)**,** in accordance with the submitted plans, to include all of the previous conditions of approval as approved by the Commission on March 21, 2023.
Second by G. Maiato. There was discussion regarding that the Applicant would need to apply for another modification to change Condition #1, of the previous approval, regarding overnight accommodations.
Motion carried unanimously by voice vote (6-0-0).

VII. New Business:

a. **Applications:**

1. **SPR 23-008:** Site Plan Review for Small Solar Energy Systems (roof mount) at 99 Pomfret Road, Village Center Zone, Applicant: Venture Home Solar.

   Marilu Medina (via Zoom) represented the Applicant and gave an overview. Nannette Bartels, property owner, was present in the audience.

   - Total of 19 panels.

   J. Roberson stated that the site plan was included in packets to Commission Members and she displayed the property (street view) on Google Earth. The house is a 1950's ranch with a massive hedge in the front. It is not in the Historic District. There is a shared driveway entrance. Ms. Roberson asked if the owner had given an consideration to moving the solar panels to the western aspect of the roof.

   Ms. Medina explained that the Engineer considered the structure of the house, weight of the panels and what side(s) would be best for the sun exposure. There are five panels in the front, six in the back and eight on one side.

   Nannett Bartels explained that the western side of the roof is shaded by a big Norway spruce and there is a row of spruce trees further up the hill that also block the sun on that side.

   Ms. Roberson read aloud language from the Regulations standards in the Village Center Zone for small solar energy systems. There was discussion regarding whether panels are reversible. Ms. Roberson stated that she feels that they are all reversible – if they go on, they can come off. There was discussion regarding visibility from the road. Ms. Sigfridson explained that, in the VCZ, it is within the PZC's discretion to decide on a case-by case-by-case basis whether it is appropriate or not. There was discussion regarding people who have solar panels installed without getting a permit.

   Agreement was expressed by Commission Members that it would not detract from the character of the site.

Motion was made by C. Kelleher to approve the small solar energy system at 99 Pomfret Road (SPR 23-008) with the finding that it meets the criteria of Sec. 6.N and Sec. 4.A.5.4.12.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

2. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

   Ms. Sigfridson explained that there was a preliminary discussion at the December 6th meeting.

   Ms. Roberson recommended that the public hearing be opened on February 7th. Ms. Sigfridson asked that it be referred to the Conservation Commission to get input prior the February 7th meeting of the PZC.

Motion was made by S. Pember to schedule a public hearing on the fourteen-lot subdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1) for February 7, 2024 at 6:30 pm at 69 South Main Street Brooklyn and via Zoom.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

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

VIII. Reports of Officers and Committees

a. Report of Margaret Washburn, ZEO. (Report dated November 28, 2023 was included in packets to Commission Members.)
   Ms. Washburn asked if there was going to be someone from NECCOG that will be helping as this will be Ms. Roberson's last meeting.
   Mr. Tanner explained that he expects to find out soon if the Applicant will be accepting the position. Mr. Tanner has spoken with NECCOG in case there is a need.

   There were no questions from the Commission for Ms. Washburn.

IX. **Public Commentary –** None.

X. Adjourn

M. Sigfridson adjourned the meeting at 8:23 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

Base fee $250.00
14-lot 3500.00
State 60.00

RECEIVED
DEC 14 2023
By

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application # SD 23-002
Check # 1111 $3,810.00

APPLICATION FOR SUBDIVISON/RESUBDIVISION

Name of Applicant KA&G Investments LLC Phone 860-234-3183
Mailing Address 90 Brown Road, Voluntown, CT 06384
Applicants Interest in the Property owner

Property Owner KA&G Investments LLC Phone 860-234-3183
Mailing Address 90 Brown Road, Voluntown, CT 06384

Name of Engineer/Surveyor David Held, PE, LS Provost & Rovero, Inc.
Address P.O. Box 191, Plainfield, CT 06374
Contact Person David Held Phone 860-234-3183 Fax 860-230-0860

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision ____ Re subdivision X
Property location Wauregan Road & Gorman Road
Map # 32 Lot # 15-1 Zone R30 Total Acres 18.2 Acres to be Divided 18.2
Number of Proposed Lots 14 Length of New Road Proposed N/A
Sewage Disposal: Private X Public _____
Note: Hydrological report required by Section 11.6.2
Length of new Sewer proposed: Sanitary N/A Storm N/A
Water: Private X Public _____

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

The following shall accompany the application when required:
4.2.2 **Fee $** 3,750.00 **State ($60.00)** X 4.2.3 Sanitary Report ____ 4.2.5, 3 copies of plans ____
4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
4.2.6 Erosion & Sediment Control Plans
4.2.7 Certificate of Public Convenience and Necessity
4.2.8 Applications filed with other Agencies

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

Applicant: _____ Date 12/14/23

Owner: _____ Date 12/14/23

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

RECEIVED
DEC 14 2023
By

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____ Application # SD _____
Check # 1111

APPLICATION FOR SUBDIVISON/RESUBDIVISION

Name of Applicant KA&G Investments LLC Phone 860-234-3183
Mailing Address 90 Brown Road, Voluntown, CT 06384
Applicants Interest in the Property owner

Property Owner KA&G Investments LLC Phone 860-234-3183
Mailing Address 90 Brown Road, Voluntown, CT 06384

Name of Engineer/Surveyor David Held, PE, LS Provost & Rovero, Inc.
Address P.O. Box 191, Plainfield, CT 06374
Contact Person David Held Phone 860-234-3183 Fax 860-230-0860

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision ____ Re subdivision X
Property location Wauregan Road & Gorman Road
Map # 32 Lot # 15-1 Zone R30 Total Acres 18.2 Acres to be Divided 18.2
Number of Proposed Lots 14 Length of New Road Proposed N/A
Sewage Disposal: Private X Public _____
Note: Hydrological report required by Section 11.6.2
Length of new Sewer proposed: Sanitary N/A Storm N/A
Water: Private X Public _____

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

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4.2.2 **Fee** $ 3,750.00 **State ($60.00)** X 4.2.3 Sanitary Report ____ 4.2.5, 3 copies of plans _____
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Applicant: _____ Date 12/14/23

Owner: _____ Date 12/14/23

*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

December 14, 2023

Brooklyn Planning & Zoning Commission
69 South Main Street
Suite 22
Brooklyn, CT 06234

RE: Proposed 14 Lot Resubdivision – Wauregan Road & Gorman Road – Brooklyn, CT
P&R Job No. 233023

Dear Commissioners:

Attached, please find a completed application form, $3,810.00 application fee, a copy of the application to the Brooklyn Inland Wetlands & Watercourses Commission, one copy of design calculations for a proposed driveway culvert, one copy of an appraisal report from MacCormack Appraisal Services dated 10/25/2023 and three sets of plans revised to 11/15/2023. The plans and culvert design calculations have previously been provided to Syl Pauley, P.E. for review. In addition, the plans have been provided to ConnDOT and the Northeast District Department of Health (NDDH) for review and approval.

Per Section 8.11 of the Brooklyn Subdivision Regulations, we are requesting that the Commission authorize the payment of a fee in lieu of providing open space. The suggested fee is $2,285.71 upon the sale of each lot based on 10% of the fair market value ($320,000.00) of the subject property as outlined in the attached appraisal report.

A waiver is requested for the submission of a Sanitary Report and Water Supply Report as required per Section 11 of the Subdivision Regulations. The project is currently under review by NDDH and their approval will imply the suitability of each lot to provide for sanitary sewage disposal and a potable water supply.

A waiver is requested for providing sidewalks along the project road frontage because sidewalks in this location would not be beneficial and would not connect to any existing sidewalks.

Thank you for your consideration of this application. 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.

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date ______ Application # ______

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT KA&G Investments LLC MAILING ADDRESS 90 Brown Road, Voluntown, CT 06384

APPLICANT'S INTEREST IN PROPERTY owner PHONE ______ 860-234-3183 EMAIL kaandginvestments@gmail.com

PROPERTY OWNER IF DIFFERENT ______ PHONE ______ ______

MAILING ADDRESS ______ EMAIL ______

ENGINEER/SURVEYOR (IF ANY) David Held, PE, LS Provost & Rovero, Inc.

ATTORNEY (IF ANY) ______

PROPERTY LOCATION/ADDRESS Wauregan Road & Gorman Road

MAP # 32 LOT # 15-1 ZONE R30 TOTAL ACRES 18.168 ACRES OF WETLANDS ON PROPERTY 2.20 acres

PURPOSE AND DESCRIPTION OF THE ACTIVITY ______

14 lot resubdivision for development of single family homes

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED No CUBIC YDS 0 SQ FT 0

EXCAVATION PROPOSED No CUBIC YDS 0 SQ FT 0

LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE ______ OFF SITE ______

TOTAL REGULATED AREA ALTERED: SQ FT ______ ACRES 2.5+/-

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): ______

Various development alternatives were considered which would have resulted in more impact to regulated areas and/or direct wetland impact. No direct impact to wetlands is proposed with the chosen design.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY N/A SQFT N/A ACRES N/A

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? No IF YES, WHICH TOWN(S) N/A

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? No

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: eSigned via SeamlessDocs.com *David Held* Key: 224c42aabd1bffb5382c8f91108d5fcc DATE 11-22-2023

OWNER: ______ DATE ______

REQUIREMENTS

_____ Application Fee $_____ State Fee ($60.00) _____

_____ Completion of CT DEEP Reporting Form

_____ Original plus copies of all materials required - **NUMBER TO BE DETERMINED BY STAFF**

_____ Pre-application meeting with the Wetlands Agent is recommended to examine the scope of the activity

_____ Site Plan showing location of the wetlands with existing and proposed conditions. Applicant may be required to have a certified **soil scientist identify the wetlands.**

_____ Compliance with the Connecticut Erosion & Sedimentation Control Manual

_____ If the proposed activity is deemed to be a "significant impact activity" a Public Hearing is required along with the following information:

- Names and addresses of abutting property owners
- Additional Information as contained in IWWC Regulations Article 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

_____

_____

_____

Other applications may be required. Contact these agencies for further information:

Application to State of Connecticut DEEP
Inland Water Resources Division
79 Elm St.
Hartford, Ct. 06106
1-860-424-3019

Department of the Army Corps of Engineers
696 Virginia Road
Concord, Ma. 01742
1-860-343-4789

STAFF USE ONLY:

_____ Declaratory Ruling: As of Right & Non-Regulated Uses (see IWWC Regulations Section 4)

_____ Permit Required:

_____ Authorized by Staff/Chair (no activity in wetlands/watercourse and minimal impact)

_____ _____
Chair, Brooklyn IWWC Wetlands Officer

_____ Authorized by IWWC

_____ Significant Activity/Public Hearing

_____ No permit required

_____ outside of upland review area

_____ no impact

_____ _____
Chair, Brooklyn IWWC Wetlands Officer

_____ Timber Harvest

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for each action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package as well.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is accurate and that it reflects the final action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following page.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15th day of the following month to the Department of Energy and Environmental Protection (DEEP). Do not mail this cover page or the instruction page. **Please mail only the completed yellow reporting form to:**

Wetlands Management Section
Inland Water Resources Division
Department of Energy & Environmental Protection
79 Elm Street, 3rd Floor
Hartford, CT 06106

Questions may be directed to the DEEP's Wetlands Management Section at (860) 424-3019.

INSTRUCTIONS FOR COMPLETING

THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM

Use a separate form to report each action taken by the Agency. Complete the form as described below.

PLEASE PRINT CLEARLY

PART I: To Be Completed By the Inland Wetlands Agency Only

1. Enter the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed. Enter ONE year and month per form.

2. Enter ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. *Do not submit a reporting form for withdrawn applications.* Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).

   A = A Permit Granted by the Inland Wetlands Agency (*not including map amendments, see code D below*)
   B = Any Permit Denied by the Inland Wetlands Agency
   C = A Permit Renewed or Amended by the Inland Wetlands Agency
   D = A Map Amendment to the Official Town Wetlands Map - or -
   An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
   E = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
   F = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
   G = An Agent Approval pursuant to CGS 22a-42a(c)(2)
   H = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)

3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".

4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

PART II: To Be Completed by the Inland Wetlands Agency or the Applicant - If Part II is completed by the applicant, the applicant must return the form to the Inland Wetlands Agency. The Inland Wetlands Agency must ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

   Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.

6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See the following website for USGS Quad Map names and numbers:
   http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf

   ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn – CLEAR's website: http://clear.uconn.edu/data/map_set/index.htm

7. Enter the name of the individual applying for, petitioning, or receiving the action.

8. Enter the name and address or location of the action/project/activity. Check if the the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity.

9. CAREFULLY REVIEW the list below and enter ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

A = Residential Improvement by Homeowner
B = New Residential Development for Single Family Units
C = New Residential Development for Multi-Family / Condos
D = Commercial / Industrial Uses
E = Municipal Project
F = Utility Company Project
G = Agriculture, Forestry or Conservation
H = Wetland Restoration, Enhancement, Creation
I = Storm Water / Flood Control
J = Erosion / Sedimentation Control
K = Recreation / Boating / Navigation
L = Routine Maintenance
M = Map Amendment
N = State Agency Project
P = Other (this code includes the approval of concept plans with no-on-the-ground work)

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located BEYOND the established upland review area (buffer, setback) or NO established upland review area (buffer, setback) exists.

1 = Filling
2 = Excavation
3 = Land Clearing / Grubbing (no other activity)
4 = Stream Channelization
5 = Stream Stabilization (includes lakeshore stabilization)
6 = Stream Clearance (removal of debris only)
7 = Culverting (not for roadways)
8 = Underground Utilities (no other activities)
9 = Roadway / Driveway Construction
10 = Drainage Improvements
11 = Pond, Lake Dredging / Dam Construction
12 = Activity in an Established Upland Review Area
14 = Activity in Upland

Examples: Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality *does not* have an established upland review area must use code 14; other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14; other possible codes are 1 and 2. Permitted dredging of a pond must use code 11; other possible codes are 12 and 5.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the inland wetlands agency, or as a result of an agent approval.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

PART III: To Be Completed By The DEEP - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

GIS CODE #: _____
For DEEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to: Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
2. ACTION TAKEN (enter one code letter): _____
3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

   (type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): _____

   Does this project cross municipal boundaries (check one)? Yes _____ No _____

   If Yes, list the other town(s) in which the action is occurring (type name(s)): _____, _____
6. LOCATION (see directions for website information): USGS Quad Map Name: _____ or Quad Number: _____

   Subregional Drainage Basin Number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): _____
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): _____

   Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent _____

   Description: _____
9. ACTIVITY *PURPOSE* CODE (enter one code letter): _____
10. ACTIVITY *TYPE* CODE(S) (enter up to four code numbers): _____, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):

    Wetlands: _____ acres Open Water Body: _____ acres Stream: _____ linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): _____ acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): _____ acres

DATE RECEIVED: **PART III: To Be Completed By the DEEP** DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

Driveway Culvert Design
Proposed 14 Lot Resubdivision
Wauregan Road & Gorman Road
Brooklyn, CT

Prepared for

KA&G Investments LLC

11/20/2023

Prepared by:

Provost & Rovero, Inc.

Design Summary

A culvert is proposed to convey periodic flows under the driveway serving proposed lot 3. This culvert has been designed to convey a 10 year design storm. The design flow rate has been determined with the Rational method utilizing ConnDOT IDF data. The culvert has been designed utilizing Federal Highway Administration methodology and Carlson Hydrology software. Watershed mapping and calculation reports are attached hereto.

Time of Concentration (Tc) Wed Nov 15 10:59:00 2023

Project: KA&G By: DJH Date: 11/15/23
Location: LOT 2 DRIVEWAY Checked: Date:
Developed

Sheet Flow	Segment ID: sheet flow		
Manning's Roughness Coeff. (n):	0.400		
Flow Length, L (total L <= 100 ft):	100.00	ft	
Two-yr 24-hr Rainfall, P:	3.20	in	
Land Slope, s:	2.00	%	
Tc:	0.358	hr	(21.5 min)
Shallow Concentrated Flow	Segment ID: shallow conc.		
Surface Description:	Unpaved		
Flow Length, L:	1750.00	ft	
Watercourse Slope, s:	3.20	%	
Average Velocity, V:	2.89	ft/s	
Tc:	0.168	hr	(10.1 min)
Total Tc:	0.526	hr	(31.6 min)

Rational Peak Discharge Wed Nov 15 11:07:08 2023

1.Data:

Drainage Area	A =	70.70	acre
Runoff Coefficient	C =	0.20	
Time of Concentration		0.53	hrs
Rainfall ID:		Connecticut DOT	
Return Period:		10 YEAR	
Rainfall Intensity:	I =	2.73	in/hr
2.Peak Discharge:	Qp =	38.57	cfs

Culvert Design Wed Nov 15 11:17:26 2023

Design Parameters

Section		
Shape:	Circular	
Material:	Concrete	
Diameter:	24.00	in
Manning's n:	0.0130	
Number of Barrels:	2	
Inlet		
Inlet Type:	Square Edge with Headwall	
Ke:	0.50	
Inverts		
Inlet Invert Elevation:	223.300	ft
Outlet Invert Elevation:	223.100	ft
Length:	24.000	ft
Slope:	0.83	%

Culvert Calculation

Discharge:	38.60	cfs
Headwater Elevation:	226.134	ft
Tailwater Elevation:	1.000	ft
Downstream Velocity:	7.49	ft/s
Downstream Flow Depth:	1.529	ft
Flow Control Type:	Inlet Control, Submerged	

REAL ESTATE
APPRAISAL REPORT

18.168 Acres Residential Land
Lot 15-B Wauregan Road
Brooklyn, CT 06234

AUTHORIZED BY:

Mr. David Held
P.O. Box 191
Plainfield, CT 06374

DATE OF VALUATION

October 25, 2023

PREPARED BY:

Steven E. MacCormack
MacCormack Appraisal Services
8 Wolf Den Road
Brooklyn, CT 06234

FILE REFERENCE:

MAS File #231035

MACCORMACK APPRAISAL SERVICES

Steven E. MacCormack
Certified General Real Estate Appraiser

8 Wolf Den Road ♦ Brooklyn, CT 06234 ♦ Phone: (860) 707-4749 ♦ maccormackserve@gmail.com

October 30, 2023

Mr. David Held
P.O. Box 191
Plainfield, CT 06374

Re: 18.168 Acres Residential Land at Lot 15-B Wauregan Road, Brooklyn, CT 06234

Dear Mr. Held:

At your request we have prepared a real estate appraisal report for the purpose of providing an "as is" market value opinion of the fee simple interest in the subject as of the October 25, 2023 date of inspection. The function of the report is for evaluation purposes to determine a possible Open Space fee to be paid to the town. This appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice and it is intended for the sole and exclusive use of *David Held and his representatives and the Town of Brooklyn*. A copy of the engagement letter describing our agreement is in the addenda of the report for reference.

The property being appraised is on the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6 in the southeastern part of Brooklyn. The subject is a single vacant residential lot totaling 18.168 acres of residential R-30 zoned land with about 20% of the site designated as wetlands recently split from the 19.241 acres at 198 Wauregan Road in Brooklyn, CT.

We have examined the physical property within its neighborhood and have analyzed the market for similar properties in the subject's market area. In our analysis, we have used only the Sales Comparison Approach valuation method, which provides a reliable indication of the market value of properties like the subject. The report is also presented in a summary format, which is a concise presentation of the data, reasoning and conclusions for the property being appraised. Documentation not included in the report has been retained in our files.

As a result of these investigations and subject to the assumptions, limiting conditions and all pertinent facts as detailed herein, it is our opinion that the "as is" market value of the fee simple interest in the subject property as of October 25, 2023 is:

$320,000
(THREE HUNDRED TWENTY THOUSAND DOLLARS)

This value is based on estimated marketing and exposure periods not to exceed 12 months.

An environmental assessment report for the property has not been provided to this appraiser for review. Please be aware that this appraiser is not qualified to detect the presence or absence of hazardous materials. It is important to note that, unless otherwise stated, **this appraisal assumes the subject is free of and unaffected by all hazardous materials and contaminated waste.** No responsibility is assumed for any expertise or engineering knowledge required to discover hazardous substances that may impact the market value of the subject. The client is urged to retain an expert in this field if detailed environmental information is required.

Please note, the Town of Brooklyn is a participant in the National Flood Insurance Program. The subject's site is not located in an area designated by the Department of Federal Emergency Management Agency (FEMA) as a flood hazard zone.

Within the report we provide a definition of *market value* and other appraisal terms used. Your attention is drawn to the "General Assumptions and Limiting Conditions" which are included in this report and which are considered standard for this type of assignment. Please note that our opinion is not based on a requested minimum value, a specific valuation, or the approval of a loan amount.

It was a pleasure preparing this appraisal for you. Please contact us if you have unanswered questions regarding our appraisal or if we can be of further assistance in the interpretation of our findings and opinions.

Respectfully submitted,

Steven E. MacCormack
President

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representative.
10. I have made a personal inspection of the property that is the subject of this report which is located at Lot 15-B Wauregan Road, Brooklyn, Connecticut on October 25, 2023.
11. Except as noted, no one provided significant real property appraisal assistance to the person signing this certification.
12. I have not performed any services in any capacity including appraisal services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
13. As of the date of this report, Steven E. MacCormack has completed the continuing education program of the Appraisal Institute.
14. I certify that I am appropriately licensed or certified to appraise the subject property in the State in which it is located.

Steven E. MacCormack
CT Certified General Real Estate Appraiser #RCG.943
Expires 4/30/24

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

1. The legal description used in this report is assumed to be correct.

2. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. No thorough investigation of title to the property has been made, and the premises are assumed to be free and clear of all deeds of trust, leases, use restrictions and reservations, easements, cases or actions pending, tax liens, and bonded indebtedness, unless otherwise specified. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, unless otherwise specified.

3. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches, maps, plats and exhibits included in this report are for illustration only to help the reader visualize and understand the property. They should not be considered as surveys or relied upon for any other purpose.

4. Information and data furnished by others is usually assumed to be true, correct and reliable. When such information and data appears to be dubious and when it is critical to the analysis, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the appraiser.

5. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is analyzed as though under responsible ownership and competent management.

6. The appraiser is not required to give testimony or appear in court or before any governmental body because of having made this appraisal or analysis, with reference to the property in question, unless arrangements have been previously made thereof.

7. It is assumed that there are no hidden or non-apparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them. No engineering survey has been furnished to the appraiser, and no responsibility is assumed for engineering matters, mechanical or structural. Good mechanical and structural condition is assumed. No soil survey has been furnished, and it is assumed that no surface or subsurface contaminants, pollutants, or discharge is present. The appraiser reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation.

8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws, unless noncompliance is stated, defined and considered in this report.

9. No soil borings or analysis have been made of the subject. It is assumed that soil conditions are adequate to support standard construction consistent with the highest and best use as stated in this report.

10. Unless otherwise stated in the report, the existence of potentially hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however is not qualified in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, wastes, pollutants or contaminants (including, but not limited to, urea-formaldehyde foam insulation, asbestos, lead paint, PCB, or other raw materials or chemicals) used in construction, or otherwise present on or in the property. We assume no responsibility for the studies or analyses which would be required to determine the presence or absence of such substances or for loss as a result of the presence of such substances. The presence of hazardous materials used in the construction or maintenance of the building may affect the value of the property. The market value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.

11. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the market value opinion contained in this report is based, unless noncompliance is stated and considered in this report.

12. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated and considered in this report.

13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within this report.

14. The market value opinions are invalid if divided or prorated or considered as components in connection with any other appraisal. Any market value opinions provided in the report, apply to the entire property, and any division or proration of the total into fractional interests will invalidate the market value opinion, unless such division or proration of interests has been set forth in the report. The distribution of the total valuation in this report between land and improvements, if any, applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.

15. When the Discounted Cash Flow Analysis is utilized, it is prepared on the basis of information and assumptions stipulated in this report. The achievement of any financial projections will be affected by fluctuating economic conditions and is dependent upon the occurrence of other future events that cannot be assured. Therefore, the actual results achieved may well vary from the projections and such variations may be material.

16. The date of value to which the opinions expressed in this report is set forth in a letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.

17. If this report is used within a credit sale-leaseback-type transaction, of the offering structure of a syndicate or syndication partnership, joint venture, or association, it is to be noted that the market value opinion rendered is restricted exclusively to the underlying real property rights defined in this report. No consideration whatsoever is given to the value of any partnership units or interest(s), broker or dealer selling commissions, general partners' acquisition fees, operating deficit reserves, offering expenses, atypical financing, and other similar considerations.

18. Our market value opinion presumes that all benefits, terms and conditions have been disclosed in any lease agreements, and we have been fully informed of any additional considerations (i.e., front-end cash payments, additional leasehold improvement contributions, space buybacks, free rent, equity options).

19. Possession of the report, or copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualifications and only in its entirety.

20. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the authors or firm with which they are connected, or any reference to the professional organization of which the consultant is a member.

21. This appraisal was prepared for the confidential use of the client for the purpose specified and must not be used in any other manner without the written consent of the appraiser. The report and the data contained in the report, except data provided by the client, remain the exclusive property of our firm.

22. The Americans with Disabilities Act of 1990 (ADA) became effective January 26, 1992. The Americans with Disabilities Act sets strict and specific standards for handicapped access to and within most commercial and industrial buildings. Determination of compliance with these standards is beyond appraisal expertise and, therefore, has not been attempted by the appraisers. For purposes of this appraisal, we are assuming the building is in compliance; however, we recommend an architectural inspection of the building to determine compliance or requirements for compliance. We assume no responsibility for the cost of such determination and our appraisal is subject to revision if the building is not in compliance. We have not made a specific compliance survey or analysis of this property to determine whether the physical aspects of the improvements are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since compliance matches each owner's financial ability with the cost to cure potential ADA violations, the appraiser cannot comment on compliance to ADA. Given that compliance can change with each owner's financial ability to cure ADA violations, the value of the subject does not consider possible non-compliance. Detailed study of both the owner's financial ability and the cost to cure deficiencies would be needed by the Department of Justice to determine compliance with ADA.

23. If lease abstracts are included in the report, they are designed to provide a summary of the major terms of the agreement. The intention is to provide details of pertinent rental income, expense obligations and lease terms. Unless otherwise stated, we have not reviewed the provisions of any lease concerning default, damage, condemnation, foreclosure or made an extensive review of all landlord and tenant rights. The purpose of reviewing leases is to gain an understanding of the cash flows associated with the continued operation of the property. Since leases have a significant impact on profitability and the value of income producing property, interested parties should review all original leases and seek legal counsel as appropriate.

24. Unless otherwise stated, all real estate taxes due on the subject property are assumed to be current.

25. This report is a real estate appraisal report in summary format which presents the data and analyses in a summary format. Full supporting documentation not included in the report is retained in our files.

26. The signatory of this appraisal is a fully qualified commercial appraiser who has been involved in the valuation and or review of many similar properties. The education and experience in valuing and reviewing similar properties satisfies the competency provision of USPAP.

27. Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and Limiting Conditions.

EXECUTIVE SUMMARY OF FACTS AND CONCLUSIONS	
File Number:	MAS231035
Client:	David Held
Report Type:	Appraisal Report
Appraised Property Address:	Lot 15-B Wauregan Road, Brooklyn, Connecticut
Assessor's Map Reference:	Map 32 Lot 15-B
Property Type:	Residential Land
Current Use:	Vacant Land
Occupancy:	Vacant
Owner of Record:	*KA&G Investments, LLC*
Purpose of Appraisal:	To provide an opinion of market value
Function of Appraisal:	Evaluation purposes to determine a possible Open Space fee to be paid to the town
Interest Appraised:	Fee Simple
Inspection Date:	October 25, 2023
Date of Valuation:	October 25, 2023
Date of Report:	October 30, 2023
Land Area:	18.168 acres
Zoning:	R-30, Residential
Total Taxes	$691.32
Highest and Best Use:	Residential Development
VALUE CONCLUSIONS	
Cost Approach	Not Developed
Sales Comparison Approach	$320,000
Income Approach	Not Developed
Market Value As Of October 25, 2023	**$320,000**
Projected Marketing/Exposure Time	Within 12 Months

DEFINITIONS

MARKET VALUE

"Market value" means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

(1) Buyer and seller are typically motivated;
(2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Federal Register, Vol. 55, No. 164
August 23, 1990, Rules and Regulations

FEE SIMPLE ESTATE

Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat..

Source: The Dictionary of Real Estate Appraisal
Third Edition, 1993
Appraisal Institute

LEASED FEE ESTATE

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others; the rights of lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

Source: The Dictionary of Real Estate Appraisal
Third Edition, 1993
Appraisal Institute

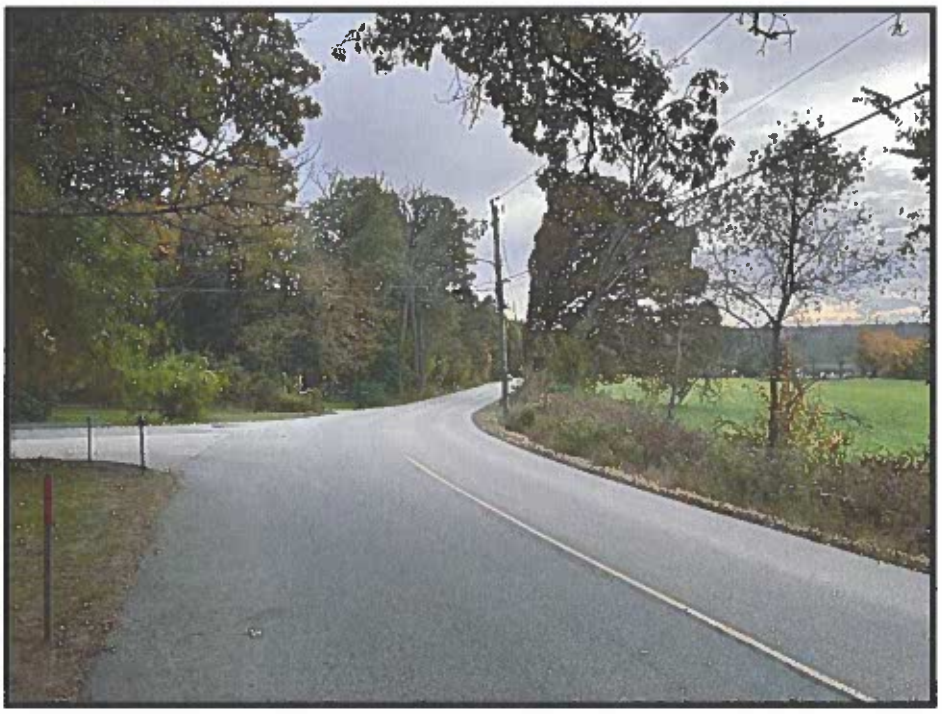
SUBJECT PHOTOGRAPHS

Northwesterly view of Wauregan Road (aka Route 205) (subject on right)

Southeasterly view of Wauregan Road (aka Route 205) (subject on left)

SUBJECT PHOTOGRAPHS

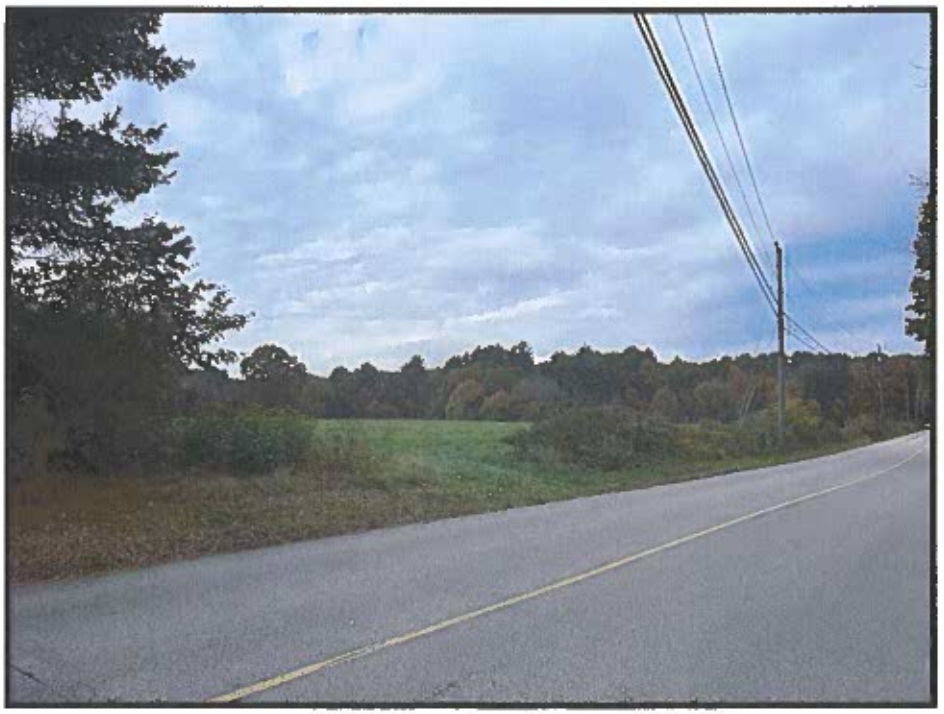
Northeasterly view of Gorman Road (subject on left)



Southwesterly view of Gorman Road (subject on right)

SUBJECT PHOTOGRAPHS

Northeasterly view subject from Wauregan Road (aka Route 205)



Northwesterly view of subject from Gorman Road

IDENTIFICATION OF THE PROPERTY

Appraised Property Address:	Lot 15-B Wauregan Road, Brooklyn, Connecticut
Assessor's Map Reference:	Map 32 Lot 15-B
Property Type:	Residential Land
Current Use:	Vacant Land
Current Occupancy:	Vacant
Owner of Record:	*KA&G Investments, LLC*
Land Area:	18.168 acres
Legal Description:	A legal description is in the addenda of the report.

HISTORY OF THE PROPERTY

Legal Reference

The current owner *KA&G Investments, LLC* (Grantee) acquired the subject from Lucien A. Brodeur Irrevocable Grantor Trust Dated December 17, 2012 on September 19, 2023 as recorded in Volume 719 Page 79 of the Brooklyn land records as shown below.

Date of Transfer	Land Area (acres)	Grantor	Deed Vol./ Page
9/19/23	18.168	Lucien A. Brodeur Irrevocable Grantor Trust Dated December 17, 2012	719 / 79

Property Listings and Contracts

The subject is not currently listed for sale and not under contract for purchase. We are unaware of any contracts on the subject property.

Prior Sales of Subject

The subject was sold for $350,000 on September 19, 2023 as noted above. We are unaware of any other sales of the subject within the past three years.

Property Leases

The subject's land is not leased or currently listed for lease.

PURPOSE AND FUNCTION OF APPRAISAL

The purpose of this appraisal is to provide an "as is" market value opinion of the fee simple interest in the subject as of the date of inspection. Market Value is defined in the Definitions section of the report. The function of this appraisal is for evaluation purposes to determine a possible Open Space fee to be paid to the town.

PROPERTY RIGHTS APPRAISED

The property rights appraised is the fee simple interest which is defined in the Definitions section of the report.

APPRAISAL DATES

Date of Inspection: October 25, 2023
Date of Valuation: October 25, 2023
Date of Report: October 30, 2023

INTRODUCTION (CONTINUED)

THE APPRAISAL PROCESS

This report is based on a standard appraisal process presented in a summary format. The scope of the appraisal describes the extent of the process of collecting, confirming and reporting data. The information listed below is a summary of the primary investigations and research conducted by MacCormack Appraisal Services to complete this assignment.

- Examined all pertinent public records available in Brooklyn. Departments contacted included, but were not limited to, Planning and Zoning, Engineering, the Tax Office, the Building Department, the Assessor's Office and the Town Clerk's Office.
- Researched the market for comparable land sales and land available for sale and leased in Brooklyn, Windham County, and relevant regional locations.
- Conducted a site inspection of the subject on October 25, 2023. Inspections of the subject's market area and comparable development in Brooklyn and adjacent towns were also conducted to evaluate the market.
- Developed the Sales Comparison Approach.
- The factual information and market data used in the report has been confirmed with either assessor's records, conveyance deeds, buyers, sellers, property owners, public officials, brokers, property managers, lenders or other public information sources.

PERSONAL PROPERTY

No personal property or items other than real property are considered or valued in the report.

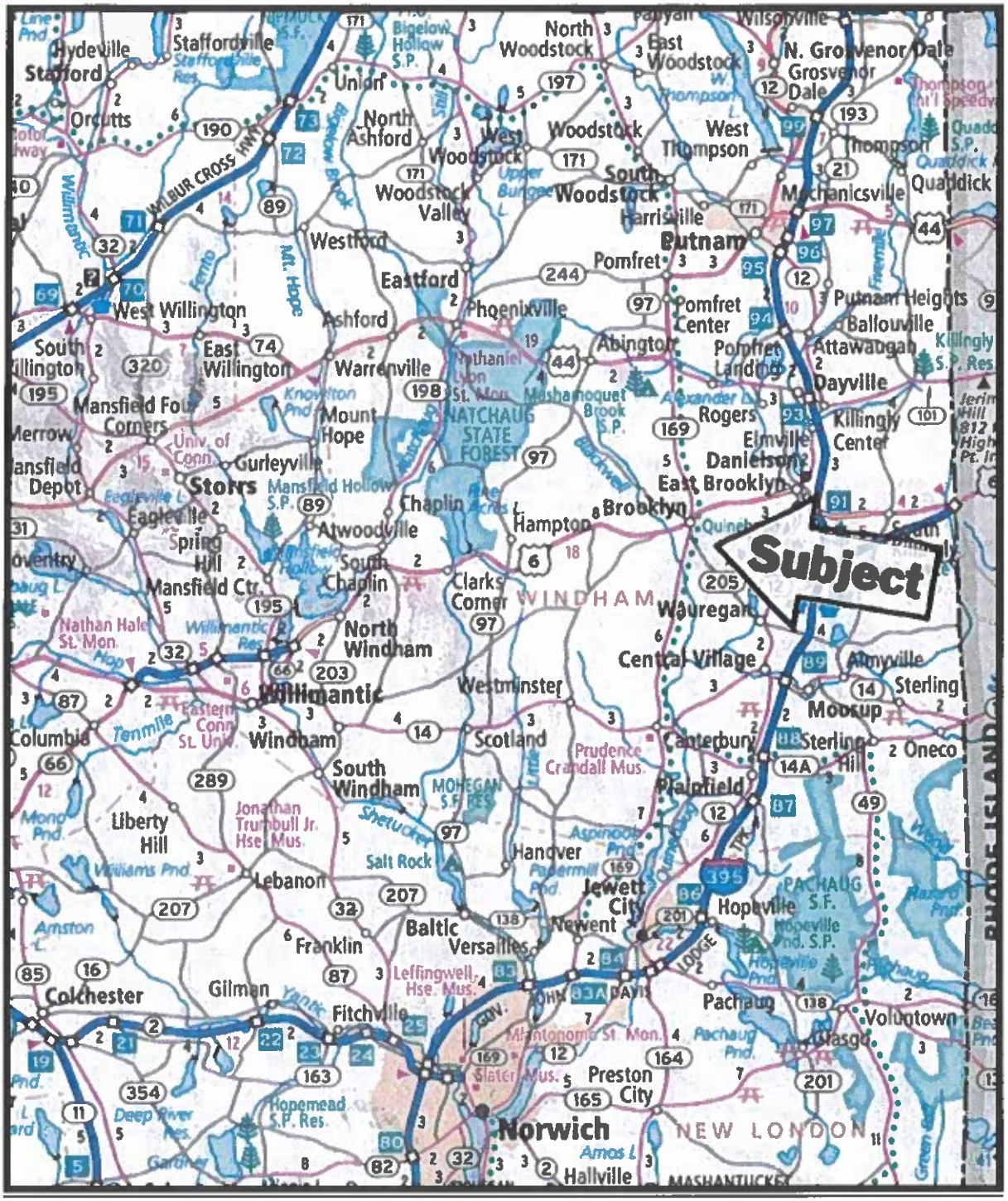
UNAVAILABILITY OF INFORMATION

To the best of our knowledge, all information pertinent to the completion of the report was available.

COMPETENCY PROVISION

Steven E. MacCormack has the necessary appraisal and review experience with properties similar to the subject to competently complete this assignment. Steven E. MacCormack is a Practicing Affiliate of the Appraisal Institute and is certified as a commercial general real estate appraiser by the State of Connecticut. Reference is made to the appraiser's qualifications in the addenda of the report.

REGIONAL LOCATION MAP



REGIONAL DATA

Location

The Town of Brooklyn is in the center of Windham County. Windham County is located in northeastern Connecticut and is bordered by Rhode Island to the east, New London County to the south, Tolland County to the west and the State of Massachusetts to the north. Brooklyn is bordered by the town of Killingly and the Quinebaug River to the east, Plainfield and Canterbury to the south, Hampton to the west and Pomfret to the north.

Access

Brooklyn benefits from its proximity to Interstate 395 (I-395) less than one mile from its eastern town line and U.S. Highway 6 (US-6) that passes through the town center. Interstate 395 is a major north/south limited access highway running from the Massachusetts Turnpike through eastern Connecticut to I-95 along the Connecticut coastline. U.S. Highway 6 is a two to four lane divided and undivided highway running from Cape Cod Bay through the center of Rhode Island, Connecticut and to the west.

Air transportation is available about 40 miles to the northwest in Windsor Locks at Bradley International Airport, about 60 miles to the northeast in Boston at Logan International Airport and about 30 miles to the east in Providence/Warwick at T.F. Green State Airport. Local air transportation is available just east of Brooklyn in Danielson at the Danielson Airport as well as freight rail service. Bus service is provided by the Northeastern Connecticut Transit District serving the towns of Brooklyn, Killingly, Putnam and Thompson.

The subject's regional access is considered good located about 1¼ miles south of US-6 and about 3 miles southwest of I-395.

Population Trends

Windham County's population decreased 0.99% from the years 2010 to 2020. Brooklyn saw a 4.41% increase in population over this same time period higher than the State of CT. The population data for Brooklyn, Windham County and Connecticut is shown on the following chart.

POPULATION TRENDS					
	Population			Population Change	Population Change
AREA	2000	2010	2020	2000-2010	2010-2020
Brooklyn	**7,173**	**8,093**	**8,450**	**12.83%**	**4.41%**
Windham County	*109,091*	*117,708*	116,540	*7.90%*	*-0.99%*
State of CT	*3,405,565*	*3,574,097*	*3,605,944*	*4.95%*	*0.89%*
Source: U.S. Bureau of the Census; CT Office of Policy & Management					

Population Density

The population density in the region is relatively small as compared to the State ranging from about 75 to 500 persons per square mile. Brooklyn has a population density higher than the County. The population densities for Brooklyn, Windham County and the State of CT are shown below.

POPULATION DENSITY			
AREA	Land Area Sq. Miles	2020 Population	2020 Pop./ Sq. Mile
Brooklyn	**28.97**	**8,450**	**292**
Windham County	*512.69*	116,540	*227*
State of CT	*4,844.00*	*3,605,944*	744

Income

The 2010 and 2020 median family incomes for Brooklyn, Windham County and the State of CT are shown in the following chart.

MEDIAN FAMILY INCOME			
Area	2010	2020	% of Change
Brooklyn	**$76,224**	**$75,993**	**-0.30%**
Windham County	*$69,642*	*$67,365*	*-3.27%*
State of CT	*$84,170*	*$79,043*	*-6.09%*
Source: U.S. Census Bureau			

Brooklyn's 2020 median family income of $75,993 is in the middle of the range of the surrounding towns, just above the County but lower than the State. The highest median family incomes are in Eastford and Woodstock. Brooklyn's percentage of decrease was lower than the surrounding towns, Windham County and the State.

Economic / Employment

The chart below shows unemployment rate trends by place of residence for Brooklyn, Danielson-Northeast LMA (Labor Market Area) and the State of Connecticut.

Average Annual Unemployment Rates (By Place of Residence)					
Area	2016	2017	2018	2019	2020
Brooklyn	**5.1**	**4.7**	**4.0**	**3.5**	**7.4**
Danielson-Northeast LMA	*5.4*	*4.9*	*4.4*	*3.8*	*7.6*
State of CT	*5.1*	*4.7*	*4.1*	*3.6*	*7.9*
Source: Connecticut Labor Department					

During the *Great Recession*, unemployment rates sharply increased from December 2007 through June 2009. Rates began slowly to decrease from 2010 to 2017. Beginning in 2018, unemployment rates began dropping to record lows as the stock market greatly expanded its shares. Most recently in March 2020, rates have spiked upward due to the *Covid-19 Pandemic*; however, rates are beginning to go back down as businesses reopen. Unemployment rates are beginning to reach their previous record lows as the vaccine is almost fully distributed with safeguards put in place to guarantee the health and safety of communities as they work and do business.

Recent Employment Trends

Connecticut's August 2023 employment of 1,686,400 increased by 26,100 jobs from the August 2022 figure of 1,660,300 in the prior year. This is a job gain of 1.6%. The most active employment sectors have been Manufacturing (-700 jobs), Trade, Transportation & Utilities (+1,600 jobs), Information (+100 jobs), Financial Activities (-3,700 jobs), Professional and Business Services (+3,200 jobs), Educational and Health Services (+14,100 jobs), Leisure and Hospitality (+6,800 jobs), Other Services (0 jobs) and the Government sector (+3,300 jobs). The August 2023 figure represents a decrease of 4,000 jobs from the prior month in July 2023.

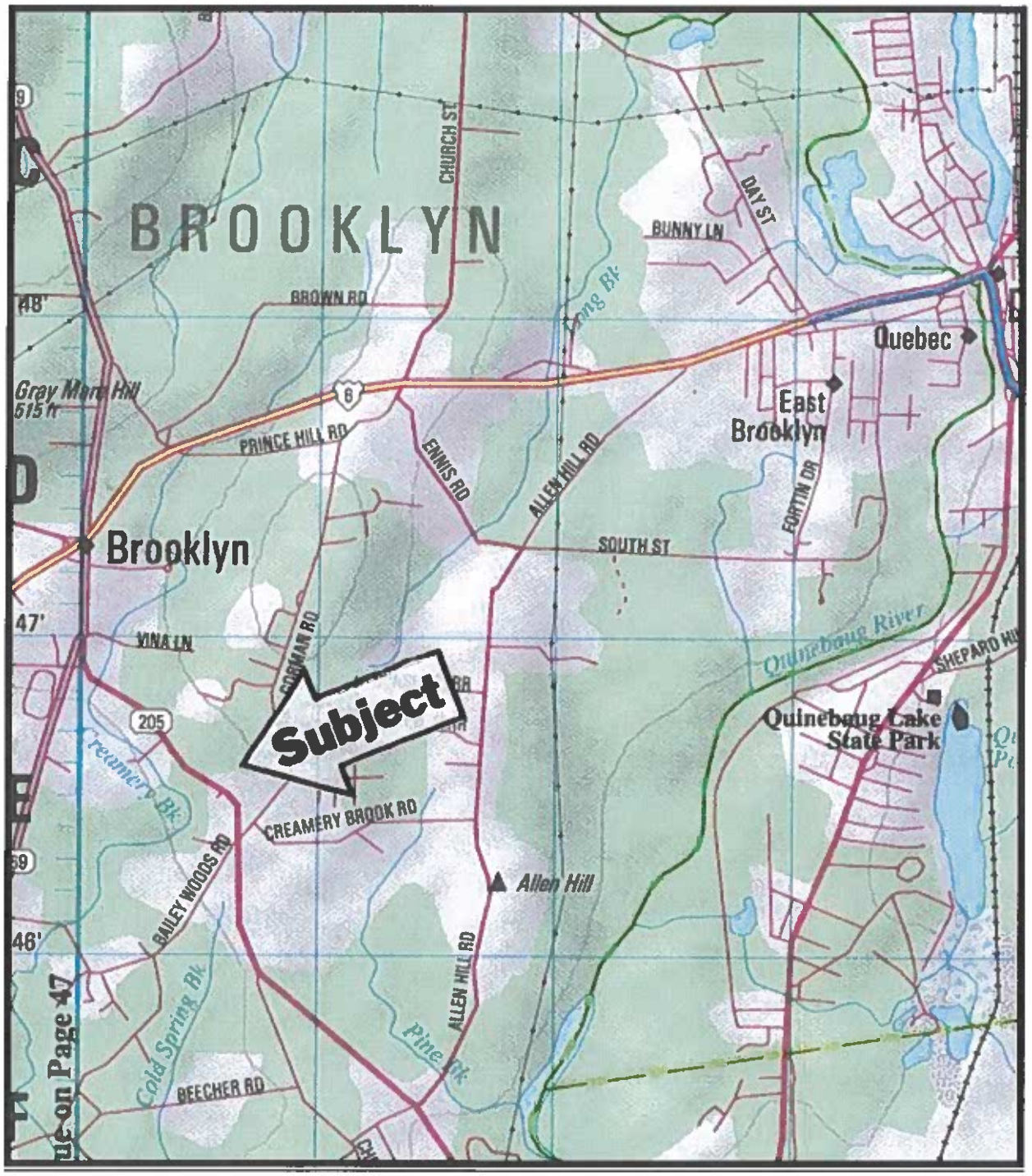
As of August 2023, the total workforce in the Danielson-Northeast Labor Market Area (LMA) was 27,600. This figure represents an increase of 600 jobs since August 2022.

More recently, labor force data by place of residence for August 2023 indicates that unemployment rates for most of the towns surveyed including Brooklyn at 3.1% have decreased from the previous year's annual average. Brooklyn's unemployment rate was lower than the Danielson-Northeast LMA rate of 3.3% and also lower than the State's unemployment rate of 3.5% and the national unemployment rate of 3.9%. The employment data shows that Connecticut and the Danielson-Northeast LMA have recovered from the *Covid-19 Pandemic* as businesses have reopened. Unemployment rates are reaching their previous record lows as the vaccine has been fully distributed with safeguards put in place to guarantee the health and safety of communities as they work and do business. The low interest rates have helped residential homeowners and buyers to refinance and/or buy new homes; however, moderate activity in the commercial market is just beginning to be seen. Residential properties appear to be maintaining their values with a recent increase in residential values due to the current shortage in supply of housing in the market.

Summary

Brooklyn is in the center of Windham County with convenient access to I-395 about 1 mile to the east. The population in Brooklyn and the surrounding towns provides a skilled workforce for the local economy. Brooklyn has consistently been in the middle of the range of unemployment rates of the surrounding towns and similar to the Danielson-Northeast LMA and State rates for the past three years. Unemployment rates have decreased since the previous two years due to the recovery from the *Covid-19 Pandemic*. Residential properties appear to be maintaining their values with a recent increase in residential values due to the current shortage in supply of housing in the market.

NEIGHBORHOOD LOCATION MAP



NEIGHBORHOOD DATA

Location
The subject is on the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6 in the southeastern part of Brooklyn. The neighborhood can be defined as the area bounded by US-6 to the north, the Town of Killingly to the east, Route 205 to the south and southwest and Route 169 to the west. The market area would also include other communities in the region.

Access
The neighborhood access is good with US-6 running east / west through the center of town, Route 169 running north/south through the center of town and Route 205 running southeast and northwest on the southeast side of town. The subject's access is considered good along the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6.

Adjacent Land Uses
The subject is in a residential setting. Land uses abutting the subject are vacant land and single family dwellings to the north, single family dwellings to the east and southeast, single family dwellings to the south and southwest and single family dwellings to the west. Other nearby uses include retail uses to northwest and northeast along US-6, the *Brooklyn Elementary School* and the *Brooklyn Middle School* to the north along Gorman Road and the town center about 1¼ miles to the northwest.

Economic
Brooklyn has a mix of residential, commercial and industrial development. The Town's five largest employers include *Wal-mart Supercenter, Pierce Care, Department of Correction, Brooklyn Middle School* and *Saveway Gasoline Station*. Commercial development in Brooklyn is concentrated primarily in the Town center and along the US-6 and SR-169 highways. The highest concentration of commercial activity is in eastern Brooklyn along US-6 near I-395.

Town Government/Services/Amenities
The Town of Brooklyn is governed by a Town Meeting and Selectman with a Moody's Bond Rating of A1. Municipal services include a volunteer fire department and a police force. Curbside refuse collection is contracted privately for this service. There are no hospitals in Brooklyn but the northeastern region is served by *Day Kimball Hospital* in Putnam which has affiliated medical centers in Danielson and Plainfield. Brooklyn's public educational system includes a pre-kindergarten through fourth grade elementary school and a fifth through eighth grade middle school with about 900 students. About another 350 students are enrolled at other designated high schools outside of Brooklyn. Recreational facilities include two town parks and a community center.

Summary
The subject is in a residential setting with good access on the northeast side of Wauregan Road (aka Route 205) and the northwest side of Gorman Road about 1¼ miles from US-6 in the southeastern part of Brooklyn. Adequate commercial services are available along US-6 and at the town center. Brooklyn provides a well-managed town government with adequate public services to the subject's neighborhood.

ZONING

The subject is zoned R-30 Residential Zone. This zone is intended to be primarily for medium density residential uses in established neighborhoods and in new development. Permitted uses in the R-30 zone with a zoning permit, special permit or site plan review include but are not limited to single family dwellings, duplex dwellings, multi-family development, elderly housing development, a residential compound, town municipal uses, places of worship and utility services and accessory uses.

The requirements in the R-30 zone are summarized below.

Lot, Yard and Building Requirements	R-30
Minimum Lot Area	30,000 SF
Minimum Frontage	110'
Minimum Front Yard	50'
Minimum Rear Yard	50'
Minimum Side Yard	30'
Maximum Building Height	35'

The subject meets all of the requirements; therefore, it is considered a conforming lot.

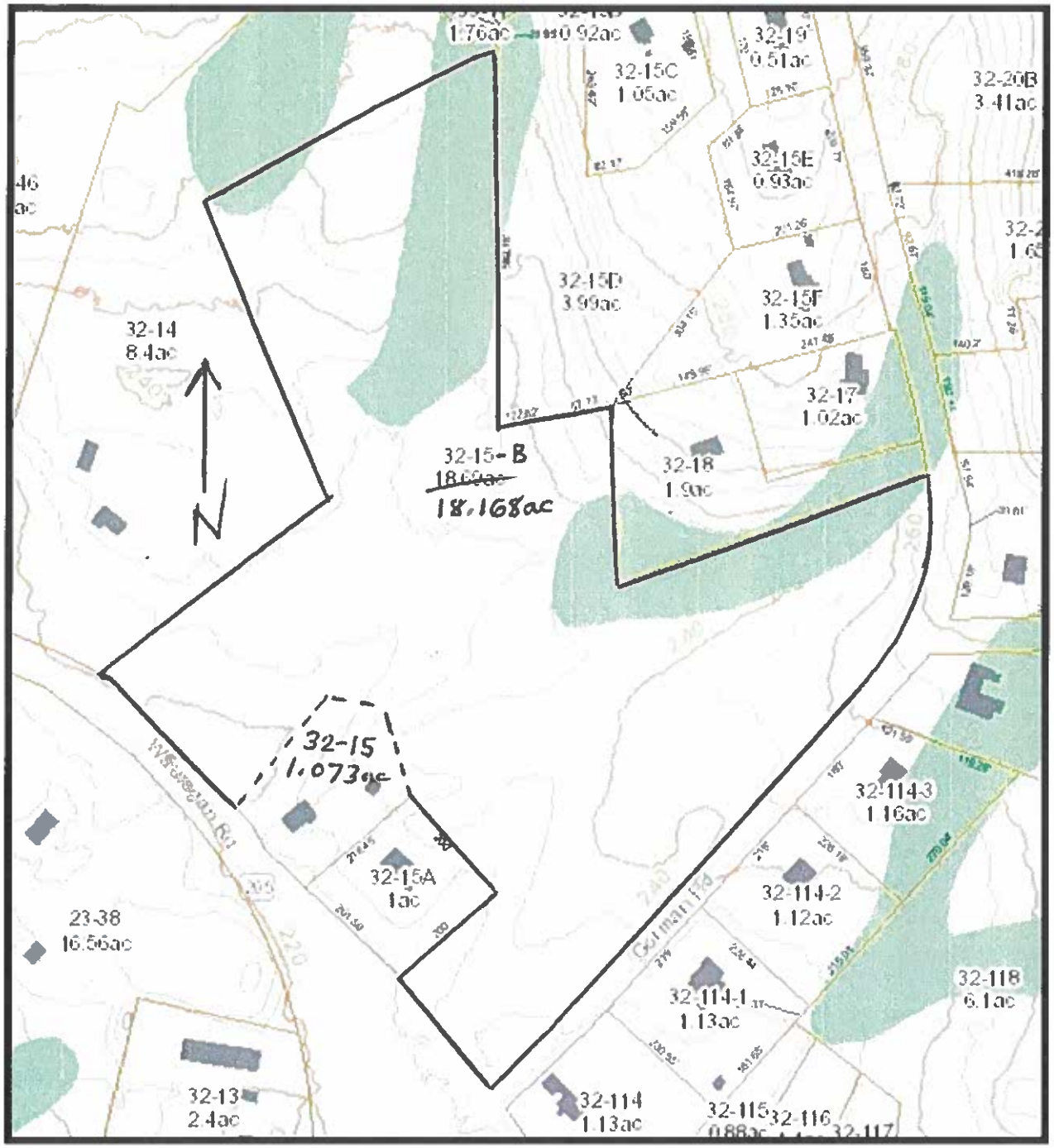
Summary
The subject is a conforming lot in the R-30 zone.

ASSESSMENT AND TAX DATA

Brooklyn's assessment is based on 70% of market value established as of the last revaluation in 2020 with annual taxes due the first day of July and January of each year. Current assessment information pertaining to the subject is presented below. Please note, the subject's assessment of 18.168 acres is 94.42% of the total land assessment of $25,600 on the 19.241 acres at 198 Wauregan Road before it was split into two lots (please see A-2 Survey on Page 25).

ASSESSMENT	
Total Assessment (94.42% of assessment of 19.241 acres)	**$24,172**
Tax Rate (2022 Grand List)	X 0.02860
Total Taxes	**$691.32**

GIS MAP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1.35ac
32-14
8.4ac
32-17
1.02ac
32-15-B
18.168ac
32-18
1.9ac
32-15
1.073ac
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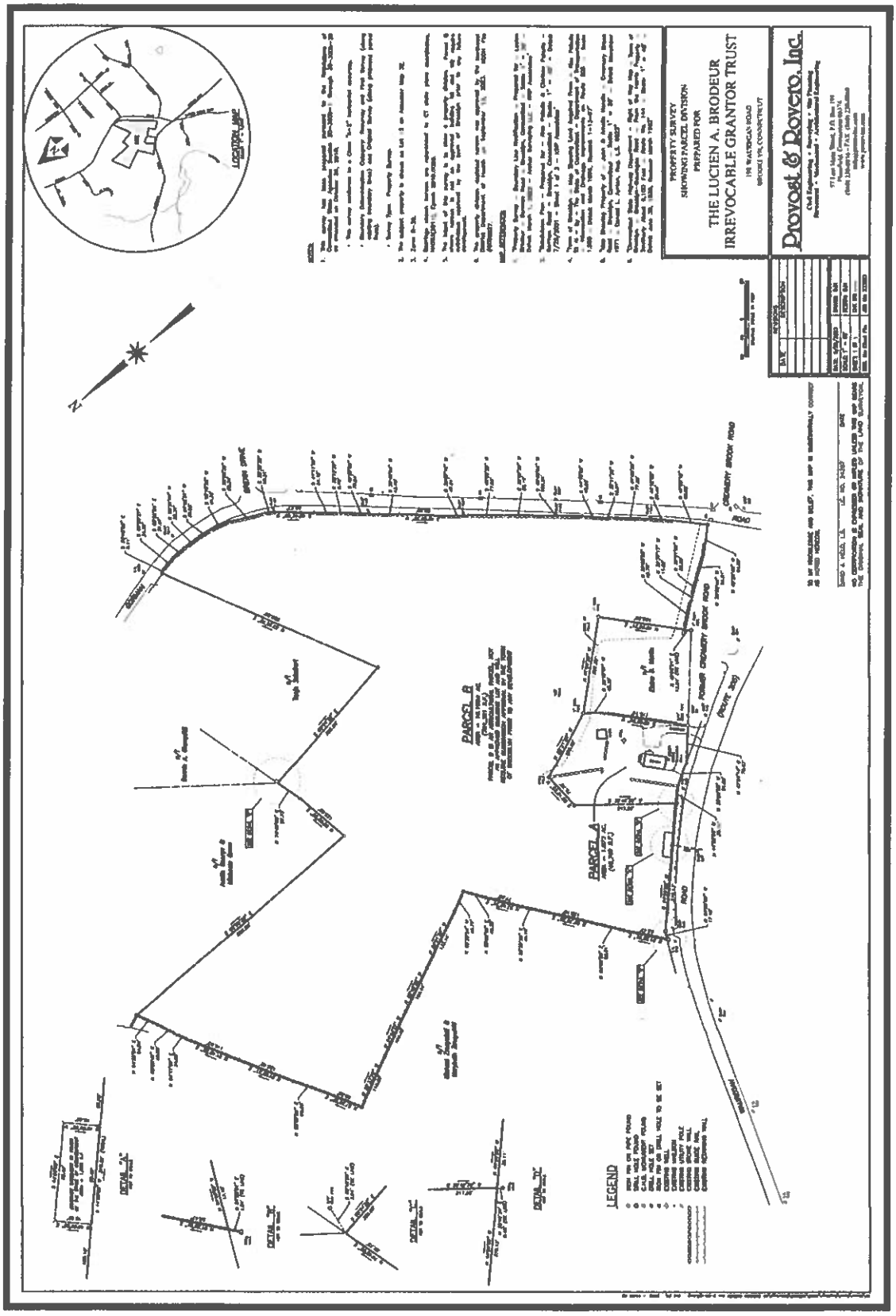
32-117

SURVEY


PROPERTY SURVEY
SHOWING PARCEL DIVISION
PREPARED FOR
THE LUCIEN A. BRODEUR
IRREVOCABLE GRANTOR TRUST
Provost & Rovero, Inc.
PARCEL A
PARCEL B
LEGEND

SITE DESCRIPTION	
Size	18.168 acres or 791,381 square feet per A-2 Survey dated 9/29/2023 recently split from the 19.241 acres at 198 Wauregan Road.
Shape	Irregular
Frontage	About 272.13' frontage on the northeast side of Wauregan Road (aka Route 205) and about 1,250' on the northwest side of Gorman Road
Topography	Gently upward sloping from the street frontages
Drainage	Drainage is southwesterly towards the road frontage along Wauregan Road.
Access	The site is accessible along the northeast side of Wauregan Road (aka Route 205).
Flood Zone	According to the Flood Insurance Rate Map dated September 7, 2023, Community Panel #09015 C 0239 F & #09015 C 0243 F, the subject's site is in Zone X, which is a minimal flood hazard area.
Wetlands	About 20% of the subject's site is wetlands (estimated by appraiser) along the subject's northerly boundary lines.
Utilities	Private well water, private septic sewer, electricity and telephone are available along the street.
Easements, Restrictions	None apparent
Hazardous Conditions	No obvious hazardous conditions were observed at the time of inspection. Please be aware that MacCormack Appraisal Services is not an environmental expert. (Please refer to the general assumptions and limiting conditions at the front of the report).
Functional Utility:	The subject has good functional utility for residential development. Based on the acreage size, length of road frontages and shape of the subject parcel, the owner has estimated a potential of 14 house lots which appears to be reasonable based on the zoning requirements allowed in the R-30 zone.
SITE IMPROVEMENTS	
Street Improvements	The subject's streets include Wauregan Road (aka Route 205) which is a two-way two-lane paved State highway maintained by the State of CT and Gorman Road which is a two-way two-lane paved town road that is maintained by the Town of Brooklyn.
Summary	The subject's site is adequate for residential development with a potential for about 14 house lots. The subject's streets provide good access.

MARKET ANALYSIS

The Brooklyn Residential Land Market

The subject is 18.168 acres of residential land. We have analyzed the market for recent sales and current listings of similar residential land ranging in size from 5 acres to 30 acres in Brooklyn and the surrounding area. Since January 2021, about 17 sales of similar comparable land were found.

Supply/Demand

There is a limited supply of residential land in Brooklyn as well as the surrounding area. About 17 lots have sold over the past three years ranging in size from about 5 acres to 30 acres. The current supply is balanced by the current demand averaging about 6 lot sales per year.

Property Values

About 17 lots ranging in size from 5 acres to 30 acres have sold over the past three years ranging in price from about $4,000 to $450,000 per lot depending upon size, wetlands, topography and location. About 7 lots are listed ranging in price from about $49,900 to $650,000 with the higher prices consisting of more acreage.

Competition

There is a limited supply of residential land for sale or for lease in the Brooklyn area. As a result, there would be only a limited amount of competition for the subject if it were available for sale or lease. Due to the limited amount of available land, the primary competition for the subject would be from existing stock in Brooklyn and the surrounding area where demand warrants residential land uses.

Financing

Construction financing for residential properties is readily available and the market for this type of property is very competitive. Available interest rates generally range from about 2% to 4% with loan to value ratios between 80% to 100% and 15 to 30 year amortization schedules. The interest rate is typically tied to an index such as the prime rate, which is currently 8.50%, U.S. Treasury Securities, LIBOR rates or a bank's cost of funds plus basis points specified by the lender. Mortgage terms will vary somewhat depending on the improvements, lease terms and the quality of the occupant.

Purchaser Profile

The most likely buyers for the subject would be an owner desiring to build a single home on a large lot or a developer desiring to subdivide the site for single family dwellings.

Summary

Historically, the Brooklyn market has been a desirable residential location and the subject is in a well-established residential neighborhood along Wauregan Road (aka Route 205) and Gorman Road where residential land is in demand. There is a limited amount of residential land available for sale and for lease which has been balanced by a limited demand. This balance of supply and demand has led to stable prices in the market.

HIGHEST AND BEST USE

Real estate value is estimated based on a property's highest and best use. Highest and best use is defined as:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Source: The Dictionary of Real Estate Appraisal
Third Edition, 1993
Appraisal Institute

Highest and best use analysis requires the subject property to be considered "as vacant" and "as improved". When analyzing the highest and best use "as vacant", it is assumed that the subject land is vacant and available for development. All potential uses are considered. Using the criteria discussed above, an analysis is conducted to determine the type of improvement that is most appropriate for the site. Analyzing the subject's highest and best use as improved is necessary to evaluate if the existing improvements are the best use of the land when considering the typical user, market demand and the costs and risks associated with alternative uses. The analysis and reasoning leading to the property's highest and best use conclusions are presented below.

HIGHEST AND BEST USE AS VACANT

The subject's land is zoned R-30 (Residential) where residential uses are the primary permitted use. The subject is in southeastern part of Brooklyn which has historically been occupied by residential users. The subject is a gently upward sloping site that has access to all available utilities. The shape conforms to market standards and site access is adequate. The market has proven that it is financially feasible to develop a residential use and a residential use in this zone has proven to be maximally productive. Considering these factors, the highest and best use of the site as vacant would be for residential development for a single family dwelling or for subdivision of lots in conformance with current zoning requirements.

Conclusion

The highest and best use of the subject as vacant would be residential development for a single family dwelling or for subdivision of lots in conformance with current zoning requirements.

VALUATION METHODS

The three standard methods to determine value are the Cost, Sales Comparison, and Income Capitalization Approaches. These methods are defined below:

COST APPROACH - *A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of or replacement for the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.*

SALES COMPARISON APPROACH - *A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison.*

INCOME CAPITALIZATION APPROACH - *A set of procedures through which an appraiser derives a value indication for income-producing property by converting anticipated benefits, (cash flows and reversions), into property value. This conversion can be accomplished in two ways: One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment, and change in the value of the investment. Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate.*

Source: The Dictionary of Real Estate Appraisal
3rd Edition, 1993
Appraisal Institute

All three approaches were considered. The Cost Approach was not developed in the report since we are appraising the subject's land only. Since land like the subject is rarely leased and insufficient data of leased land was available, the Income Approach was excluded. However, the Sales Comparison Approach provides a reliable indication of the market value of the subject as vacant land and there is adequate information to develop the Sales Comparison Approach via the land extraction method. This valuation method is presented on the following pages.

SALES COMPARISON APPROACH

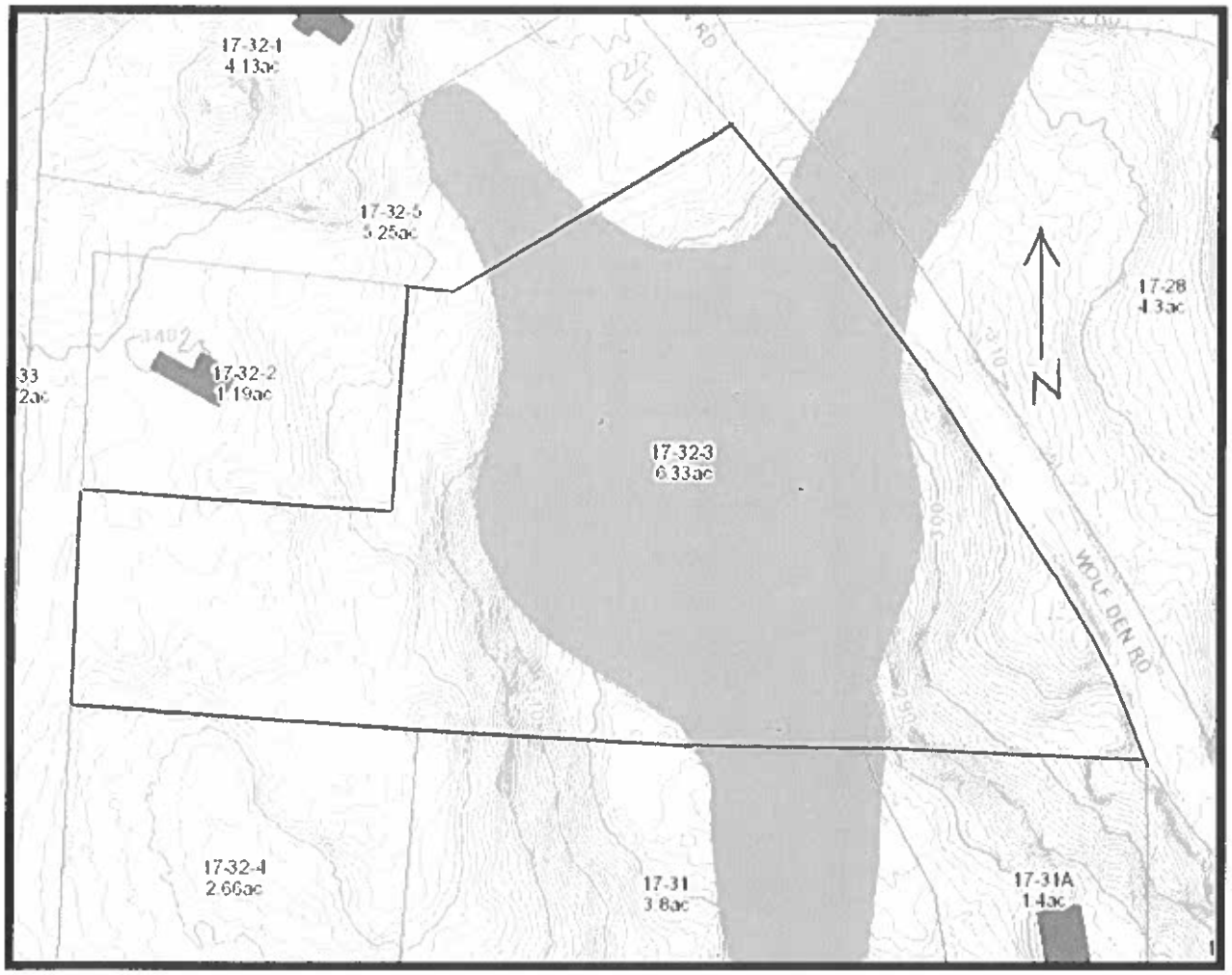
The Sales Comparison Approach is most relevant when there are an adequate number of recent comparable sales. Based on the Highest and Best Use conclusion, the market was researched to identify similar Residential Land sales. About 17 comparable land sales were found of which 3 were deemed most comparable to the subject. A summary of the sales, the adjustment process and the Sales Comparison Approach conclusion are presented on the following pages.

Land Sale #1

Location:	253 Wolf Den Road, Brooklyn, Connecticut	
Grantor:	Pasay Development, LLC	
Grantee:	Janessa Choquette	
Volume / Page:	Volume 714, Page 167	
Date Recorded:	June 26, 2023	
Sale Price:	$74,900	Verified: Town Clerk records
Sale Price per Acre:	$11,833	($74,900 / 6.33 acres)
Financing:	Jewett City Savings Bank; $56,175 due 6/20/38	
Size:	6.33 acres or 276,020 square feet	
Shape:	Irregular	
Frontage / Access:	About 313.78' on the southwest side of Wolf Den Road	
Topography:	Sloping	
Wetlands:	About 60% at the center	
Flood Zone:	None	
Restrictions/Easements:	None	
Utilities:	Private well, private septic, electricity, telephone	
Zoning:	RA (Residential Agricultural)	
Use at Purchase:	Vacant Land	

Comments:
This parcel previously sold for $42,000 or $6,635 per acre on 1/26/21. The sale is a vacant parcel with significant wetlands at the center. Only one house is possible at the southeast corner along the street frontage.

SALE 1 PARCEL SKETCH

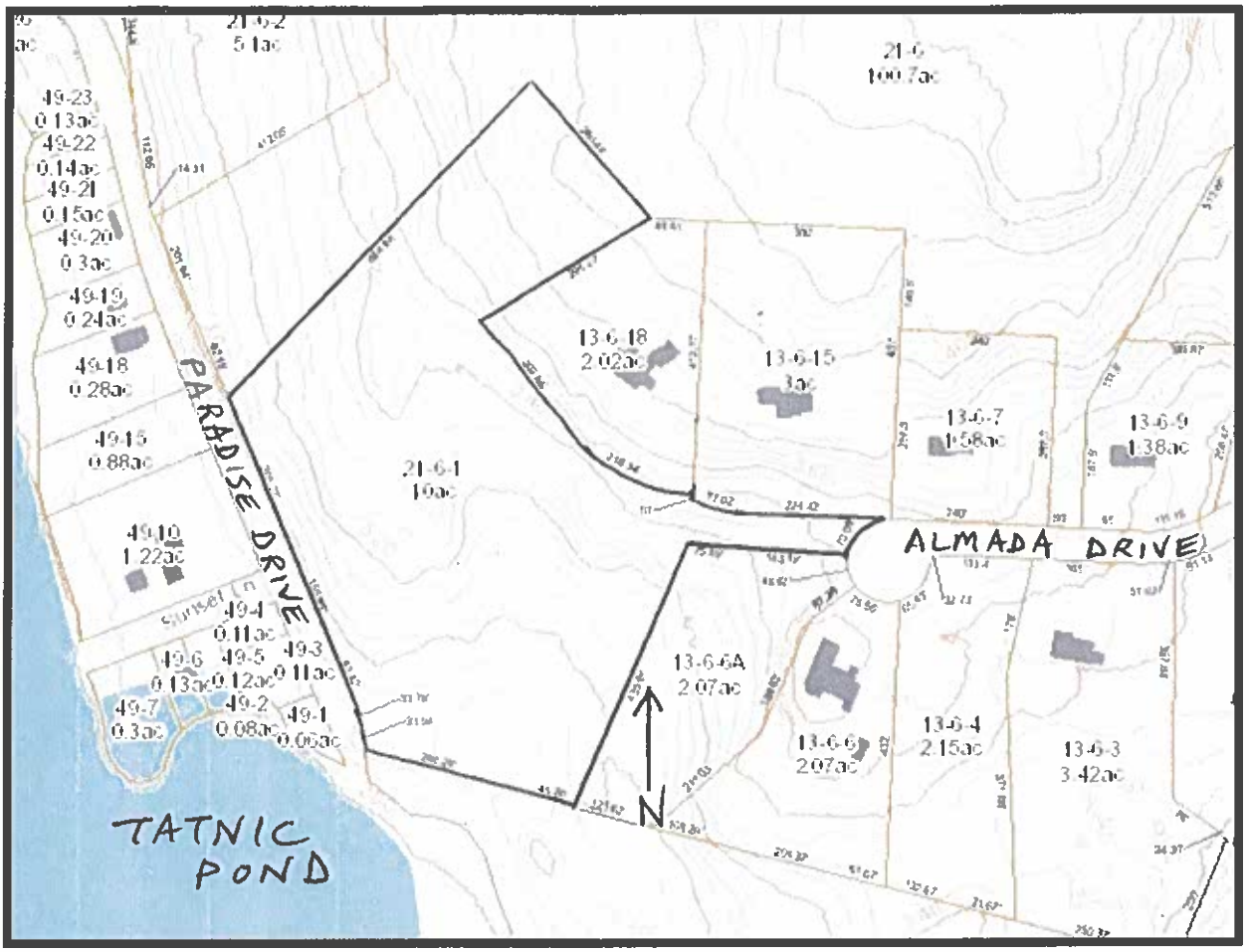


Land Sale #2

Location:	Lot 6-1 Almada Drive, Brooklyn, Connecticut	
Grantor:	Paul R. Lehto	
Grantee:	Hailey Costa & Joshua Costa	
Volume / Page:	Volume 694, Page 262	
Date Recorded:	May 23, 2022	
Sale Price:	$90,000	Verified: Town Clerk records
Sale Price per Acre:	$9,000	($90,000 / 10.0 acres)
Financing:	Seller; $80,000 @ 6% interest fixed for 10 years with monthly payments of $675.09 beginning 6/19/22 and due 5/18/32.	
Size:	10.0 acres or 435,600 square feet	
Shape:	Irregular	
Frontage / Access:	About 70' on the west side of Almada Drive and about 572.32' on the southeast side of Paradise Drive	
Topography:	Sloping	
Wetlands:	None apparent	
Flood Zone:	None	
Restrictions/Easements:	None	
Utilities:	Private well, private septic, electricity, telephone	
Zoning:	RA (Residential Agricultural)	
Use at Purchase:	Vacant Land	

Comments:
This sale is a vacant parcel with rolling topography that is across the street on Paradise Drive from Tatnic Pond with water views. Additional access is at the end of the culdesac of Almada Drive. About 4 houses are possible if the parcel is subdivided.

SALE 2 PARCEL SKETCH

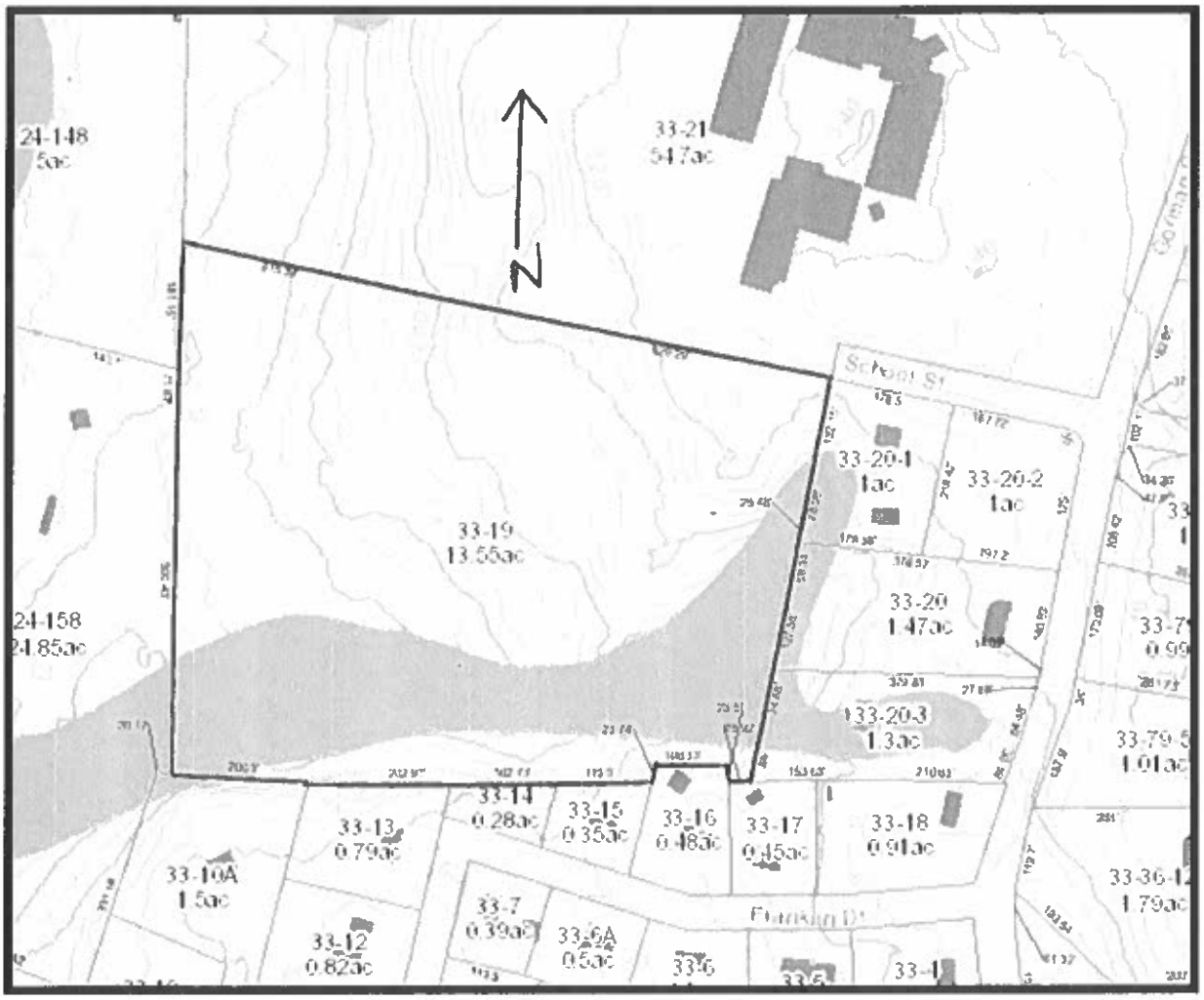


Land Sale #3

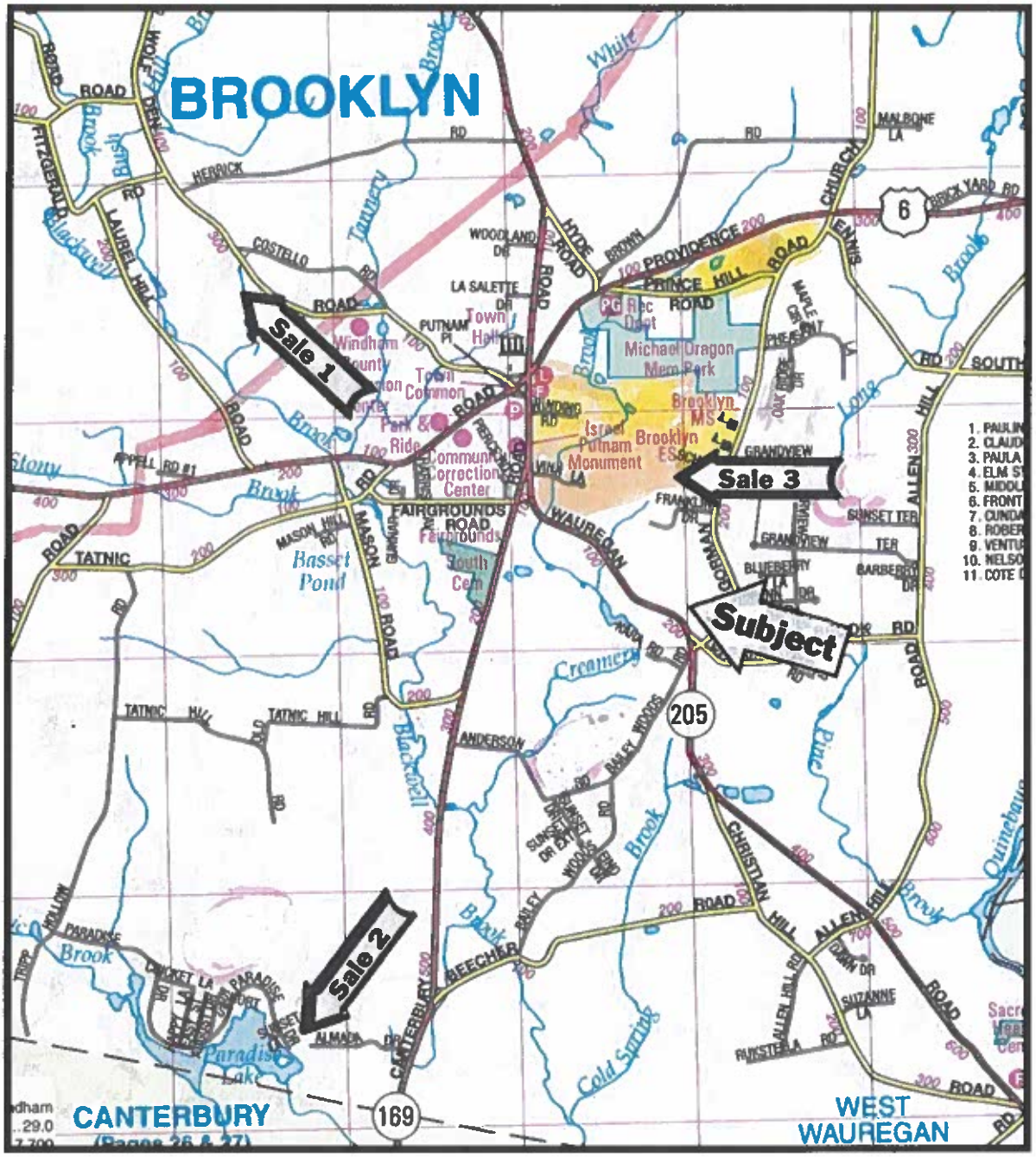
Location:	Lot 19 Louise Berry Drive, Brooklyn, Connecticut	
Grantor:	BLB, LLC	
Grantee:	Shane J. Pollock & Erin F. Mancuso	
Volume / Page:	Volume 659, Page 151	
Date Recorded:	January 7, 2021	
Sale Price:	$150,000	Verified: Town Clerk records
Sale Price per Acre:	$11,070	($150,000 / 13.55 acres)
Financing:	None recorded; assumed cash purchase	
Size:	13.55 acres or 590,339 square feet	
Shape:	Mostly rectangular	
Frontage / Access:	About 629.29' on the south side of School Street	
Topography:	Sloping	
Wetlands:	About 30% at the rear	
Flood Zone:	None	
Restrictions/Easements:	None	
Utilities:	Private well, private septic, electricity, telephone	
Zoning:	R-30 (Residential)	
Use at Purchase:	Vacant Land	

Comments:
This sale is a larger vacant parcel with sloping topography across the street from the elementary school. About 8 houses are possible if the parcel is subdivided.

SALE 3 PARCEL SKETCH



LAND SALES LOCATION MAP



SALES COMPARISON APPROACH ANALYSIS

LAND SALES SUMMARY						
Sale	Location	Area (Acres)	Zone	Sale Date	Sale Price	Sale Price Per Acre
1	253 Wolf Den Road Brooklyn, CT	6.33	RA	6/26/23	$74,900	$11,833
2	Lot 6-1 Almada Drive Brooklyn, CT	10.0	RA	5/23/22	$90,000	$9,000
3	Lot 19 Louise Berry Drive Brooklyn, CT	13.55	R-30	1/7/21	$150,000	$11,070
Subject: Lot 15-B Wauregan Road Brooklyn, CT		**18.168**	**R-30**			

SUMMARY OF ADJUSTMENTS							
	Subject	Sale 1	Adj	Sale 2	Adj	Sale 3	Adj
Sale Price Per Acre		**$11,833**		**$9,000**		**$11,070**	
Elements of Comparison							
Property Rights Conveyed	Fee Simple	Fee Simple	0	Fee Simple	0	Fee Simple	0
Financing		Bank	0	Seller	0	Cash	0
Conditions of Sale	Vacant	None Adverse	0	None Adverse	0	None Adverse	0
Market Conditions	10/23	6/23	0	5/22	+10%	1/21	+20%
Adjusted SP		**$11,833**	**0**	**$9,900**	**+10%**	**$13,284**	**+20%**
Location	Good	Similar	0	Similar	0	Similar	0
Access	Good Two Fronts	Inferior One Front	+10%	Similar Two Fronts	0	Inferior One Front	+10%
Visibility	Good Highway	Inferior Secondary Road	+5%	Inferior Secondary Road	+5%	Inferior Secondary Road	+5%
Size (Acres)	18.168	6.33	-15%	10.0	-10%	13.55	-5%
Shape	Irregular	Irregular	0	Irregular	0	Rectangular	-5%
Topography	Gently Sloping	Sloping	+5%	Sloping	+5%	Sloping	+5%
Wetlands	20%	65%	+45%	None	-20%	30%	+10%
Flood Zone	None	None	0	None	0	None	0
Restrictions/Easements	None Adverse	None	0	None	0	None	0
Amenities	None	None	0	Water Views	-25%	None	0
Development Potential	14 Houses	1 House	+30%	4 Houses	+20%	8 Houses	0
Utilities	Well / Septic	Similar	0	Similar	0	Similar	0
Zoning	R-30	RA	0	RA	0	R-30	0
Highest & Best Use	Residential	Residential	0	Residential	0	Residential	0
Net Adjustment		**Upward**	**+80%**	**Downward**	**-25%**	**Upward**	**+20%**
Adjusted Sale Price Per Acre		**$21,299**		**$7,425**		**$15,941**	

Analysis of Sales

The characteristics of the comparable properties and adjustments relative to the subject are summarized in the adjustment grid on the previous page. The summary information describes the comparable. A negative or downward adjustment signifies that the subject is inferior to the comparable while a positive or upward adjustment means the subject is superior for the specified element of comparison. A zero indicates that the subject is similar to the sale.

The sales are adjusted first for property rights conveyed, financing, conditions of sale and market conditions. After adjusting for these elements, further adjustments are made for location and other physical property characteristics.

Property Rights Conveyed

We are appraising the fee simple interest in the subject. All the Sales transferred in a similar fee simple estate; therefore, no adjustments are necessary.

Financing

All the Sales conveyed with typical financing or cash purchase and no adjustments are required.

Market Conditions

Sale 2 and Sale 3 occurred over one and two years ago when the market was experience significant appreciation in values; therefore, each is adjusted upward accordingly. Sale 1 sold recently and needs no adjustments.

Location

All the sales have a similar location and need no adjustments.

Sale 1 warrants upward adjustments for its inferior single frontage for access, its inferior secondary road visibility, its more severe sloping topography, its larger percentage of wetlands and its smaller development potential. A downward adjustment is needed for the Sale's smaller lot size since smaller parcels typically appeal to a broader market which tends to raise the selling price per acre. Overall, the net adjustment is upward for an adjusted sale price of **$21,299 per acre**.

Sale 2 is upward adjustments for its inferior secondary road visibility, its more severe sloping topography and its smaller development potential. Downward adjustments are warranted for the Sale's smaller lot size, its lack of wetlands and its superior water views. Overall, the net adjustment is downward for an adjusted sale price of **$7,425 per acre**.

Sale 3 requires upward adjustments for its inferior single frontage for access, its inferior secondary road visibility, its more severe sloping topography and its larger percentage of wetlands. Downward adjustments are needed for the Sale's smaller lot size and its superior rectangular lot shape. The development potential is similar considering the number of houses per acre. Overall, the net adjustment is upward for an adjusted sale price of **$15,941 per acre**.

SALES COMPARISON APPROACH SUMMARY CONCLUSION

The negative characteristics affecting the subject's value are its irregular shape and its 20% wetlands. The positive attributes are its good location, its good access from two roads, its good highway visibility and its development potential for 14 houses.

The quantity and quality of the data is considered to be below average due to the limited number of residential land sales; however, all the sales have a similar location and one of the sales has a similar size as the subject; therefore, the reliability of the value conclusion is considered good. Before adjustments, the sales indicate an unadjusted value range of $9,000 to $11,833 per acre. After adjustments, the sales indicate an adjusted value range of $7,425 to $21,299 per acre. After considering the quantity and quality of the data and placing primary weight on Sale 3 for its similar larger size, similar R-30 zoning and its similar development potential and also considering the recent sale of the subject at $19,265 per acre, it is our opinion that the "as is" market value of the subject property is $17,500 per acre. Therefore, $17,500 per acre multiplied by the subject's 18.168 acres results in the "as is" market value by the Sales Comparison Approach as of October 25, 2023 of $317,940 rounded to:

$320,000
(THREE HUNDRED TWENTY THOUSAND DOLLARS)

RECONCILIATION AND FINAL MARKET VALUE OPINION

The conclusion for the three approaches to value are summarized below:

Valuation Methods	Market Value Opinion
Cost Approach:	Not Developed
Sales Comparison Approach:	$320,000
Income Capitalization Approach:	Not Developed

The Cost Approach was not developed in the report since we are appraising the subject's land only. Since land like the subject is rarely leased and insufficient data of leased land was available, the Income Approach was excluded.

The quantity and quality of the data is considered to be below average due to the limited number of residential land sales; however, all the sales have a similar location and one of the sales has a similar size as the subject; therefore, the reliability of the value conclusion is considered good. The Sales Comparison Approach provides a reliable indication of the market value of properties like the subject.

Based upon the data and analysis within the report and using the Sales Comparison Approach, it is our opinion that the "as is" market value of the fee simple interest in the subject as of October 25, 2023 is:

$320,000
(THREE HUNDRED TWENTY THOUSAND DOLLARS)

ESTIMATED EXPOSURE AND MARKETING TIME

The length of time it will take to sell a property at a specific market value opinion, immediately after the date of valuation, is considered to be marketing time. Exposure time is the period of time the property is offered for sale on the open market prior to an actual sale occurring at a projected market value.

Due to the limited market and based upon the exposure and marketing times evidenced by the comparable sales, an exposure and marketing period for the subject within 12 months at the market value conclusion is appropriate.

ADDENDA

VOL: 719 PGS: 79 - 82

Latest Address of Grantee:
KA&G INVESTMENTS, LLC

Conveyance Tax Received
STATE $ $2,625.00
LOCAL $ $875.00
KATHERINE BISSON
Town Clerk of Brooklyn, CT

TRUSTEES' D E E D

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW ALL MEN BY THESE PRESENTS, THAT I, NORMAN O. YOUNG, JR. TRUSTEE, OF THE LUCIEN A. BRODEUR IRREVOCABLE GRANTOR TRUST DATED DECEMBER 17, 2012 of the Town of Tifton, County of Seneca and State of Ohio, ("Grantor"), in accordance with the provisions thereof, do hereby in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND AND NO/100 ($350,000.00) DOLLARS**, and other good and valuable consideration, received to our full satisfaction of grant to **KA&G INVESTMENTS LLC**, a Connecticut limited liability company with a principal place of business in the Town of Voluntown, County of New London and State of Connecticut ("Grantee"), do hereby grant, bargain, sell and confirm unto the said **KA&G INVESTMENTS LLC**, all such right, title, interest, claim and demand which **NORMAN O. YOUNG, JR., as TRUSTEE of THE LUCIEN A. BRODEUR IRREVOCABLE GRANTOR TRUST DATED DECEMBER 17, 2012** has, or which I have or ought to have as such Trustee, with **TRUSTEE COVENANTS:**

A certain tract or parcel of land with all buildings and improvements thereon standing, located in the Town of BROOKLYN, County of WINDHAM and State of CONNECTICUT, more particularly bounded and described as follows:

See Schedule "A" Attached Hereto and Made A Part Hereof.

As partial consideration for this conveyance, the herein Grantee agrees to assume and pay all real estate taxes and other municipal charges hereafter coming due on the within described premises.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereof, unto the said Grantee, his heirs and assigns forever, to his own proper use and behoof. And I, the said Trustees, do hereby covenant with the Grantee, his heirs and assigns, that I have full power and authority as Trustee aforesaid to grant and convey the above described premises in manner and form as aforesaid do further covenant to WARRANT AND DEFEND the same to the said Grantee, his heirs and assigns, against the claims of any person whomsoever claiming by, from or under me as Trustee, as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of September, 2023.

Signed, Sealed and Delivered
in the Presence of:

Paul M. Smith *(witness)*

Jamie L. Ashmore *(witness)*

THE LUCIEN A. BRODEUR IRREVOCABLE GRANTOR TRUST

By Norman O. Young Jr.
NORMAN O. YOUNG, JR., TRUSTEE

STATE OF CONNECTICUT)
) SS: KILLINGLY
COUNTY OF WINDHAM)

On this, the 19th day of September, 2023, before me, Paul M. Smith, the undersigned officer, personally appeared NORMAN O. YOUNG, JR., TRUSTEE, known to me (or satisfactorily proven) to be the persons described in the foregoing instrument and acknowledge that he executed the same in the capacity therein stated and for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand.

Paul M. Smith
Commissioner of the Superior Court

SCHEDULE "A"

The Lucien A. Brodeur Irrevocable Grantor Trust
Parcel B
Brooklyn, Connecticut

A certain parcel of land located on the northeasterly side of Wauregan Road and the northwesterly side of Gorman Road in the town of Brooklyn, county of Windham, state of Connecticut, which parcel is shown as Parcel B on a plan entitled: "Property Survey – Showing Parcel Division – Prepared for – The Lucien A. Brodeur Irrevocable Grantor Trust – 198 Wauregan Road – Brooklyn, Connecticut – Scale: 1" = 80' – Dated: 9/29/2023 – Sheet 1 of 1 – Provost & Rovero, Inc.", said Parcel B being bounded and described as follows:

beginning at a point in the northeasterly line of Wauregan Road, said point being the southwesterly corner of the herein described Parcel B and the southeasterly corner of land now or formerly of Michael Zmayefski and Marybeth Zmayefski;
thence N 51°28'51" E for a distance of 93.47' along a stone wall to a point;
thence N 54°06'03" E for a distance of 52.81' along a stone wall to a point;
thence N 52°38'35" E for a distance of 132.10' along a stone wall to a point;
thence N 52°35'39" E for a distance of 40.16' along a stone wall to a point;
thence N 53°40'34" E for a distance of 77.88' along a stone wall to a point;
thence N 55°06'55" E for a distance of 48.32' along a stone wall to a drill hole at a stone wall corner;
thence N 25°35'24" W for a distance of 46.77' along a stone wall to a point;
thence N 24°01'56" W for a distance of 133.14' along a stone wall to a point;
thence N 23°45'55" W for a distance of 103.44' along a stone wall to a point;
thence N 24°43'27" W for a distance of 104.46' along a stone wall to a point;
thence N 25°33'26" W for a distance of 118.88' along a stone wall to a drill hole at a stone wall corner;
thence N 61°29'57" E for a distance of 89.83' along a stone wall to a point;
thence N 58°59'59" E for a distance of 66.96' along a stone wall to a point;
thence N 61°07'51" E for a distance of 123.42' along a stone wall to a point;
thence N 61°45'52" E for a distance of 116.03' along a stone wall to a point;
thence N 64°17'57" E for a distance of 24.82' along a stone wall to a point;
thence N 68°08'47" E for a distance of 40.59' along a stone wall to a point;
thence N 64°39'01" E for a distance of 54.04' along a stone wall to a drill hole at a stone wall corner,
the last eighteen (18) courses being bounded northwesterly, westerly and northerly by land now or formerly of Michael Zmayefski and Marybeth Zmayefski;
thence S 00°50'28" E for a distance of 582.03' to a rebar with cap;
thence N 80°09'53" E for a distance of 122.82' to a point;
thence N 74°45'05" E for a distance of 57.73' to a point, the last three (3) courses being bounded easterly and northerly by land now or formerly of Austin George and Michaela Green;
thence S 09°04'22" E for a distance of 325.00' to an iron pin or drill hole to be set;
thence N 63°25'38" E for a distance of 500.00' to an iron pin or drill hole to be set,
the last two (2) courses being bounded easterly and northerly by land now or formerly of Tanja Schubert;
thence S 38°45'00" E for a distance of 8.11' to a point;
thence S 07°56'27" E for a distance of 34.57' to a point;
thence S 00°32'54" E for a distance of 31.97' to a point;
thence S 03°31'44" W for a distance of 33.31' to a point;
thence S 07°02'31" W for a distance of 30.65' to a point;
thence S 15°18'26" W for a distance of 41.36' to a point;
thence S 25°58'32" W for a distance of 80.34' to a point;

thence S 32°35'35" W for a distance of 18.21' to a point;
thence S 40°42'45" W for a distance of 86.57' to a point;
thence S 41°11'27" W for a distance of 51.12' to a point;
thence S 35°12'37" W for a distance of 9.40' to a point;
thence S 42°27'02" W for a distance of 78.24' to a point;
thence S 39°46'04" W for a distance of 43.40' to a point;
thence S 42°09'35" W for a distance of 99.00' to a point;
thence S 38°07'15" W for a distance of 47.81' to a point;
thence S 40°03'23" W for a distance of 77.96' to a point;
thence S 39°57'30" W for a distance of 56.19' to a point;
thence S 40°48'04" W for a distance of 108.24' to a point;
thence S 44°15'55" W for a distance of 45.06' to a point;
thence S 37°11'30" W for a distance of 18.91' to a point;
thence S 41°49'38" W for a distance of 77.50' to a point;
thence S 44°12'03" W for a distance of 57.44' to a point;
thence S 47°00'12" W for a distance of 69.02' to an iron pin or drill hole to be set,
the last twenty three (23) courses being along the northwesterly line of Gorman Road;
thence N 42°35'48" W for a distance of 64.99' to a point;
thence N 34°06'44" W for a distance of 54.21' to a point;
thence N 37°21'02" W for a distance of 32.50' to a point;
thence N 32°37'17" W for a distance of 11.82' to a point;
thence N 38°05'03" W for a distance of 62.73' to a point, the last five (5) courses
being along the northeasterly line of the former Creamery Brook Road;
thence N 48°06'21" E for a distance of 186.56' to a 1 inch iron pipe;
thence N 41°00'25" W for a distance of 207.35' to a 1 inch iron pipe, the last two (2) courses
being bounded northwesterly and southwesterly by land now or formerly of Elaine D. Martin;
thence N 22°21'20" W for a distance of 153.58' to a drill hole at the end of a stone wall;
thence S 88°19'25" W for a distance of 79.70' to an iron pin or drill hole to be set;
thence S 38°42'30" W for a distance of 217.20' to a point, the last three (3) courses being
bounded westerly, southerly and southeasterly by Parcel A;
thence N 44°50'08" W for a distance of 272.13' to a CHD monument;
thence N 64°05'08" W for a distance of 17.18' to the point of beginning, the last two (2) courses
being along the northeasterly line of Wauregan Road;

The above described Parcel B contains 18.168 acres more or less (791,381 square feet more or less) and is a portion of that land acquired by The Lucien A. Brodeur Irrevocable Grantor Trust by a quit claim deed at Volume 519, Page 320 of the Brooklyn land records.

MEANING AND INTENDING TO CONVEY THOSE CERTAIN TRACTS OF PROPERTY IN THE TOWN OF BROOKLYN, COUNTY OF WINDHAM, AND STATE OF CONNECTICUT WHICH COMPRISE THE REMAINING LAND OWNED BY THE GRANTOR WHICH ARE DESCRIBED IN SAID QUIT-CLAIM DEED BETWEEN THE WAUREGAN ROAD AND GORMAN ROAD, WHETHER OR NOT SAID PROPERTY IS DESCRIBED IN THE METES AND BOUNDS DESCRIPTION IN THIS DEED, EXCEPTING HOWEVER, PARCEL A ON THE ABOVE REFERENCED MAP, WHICH THE GRANTOR IS RETAINING.

Property Location 198 WAUREGAN RD | Map ID 32/ / 15/ / | Bldg Name | State Use 1040
Vision ID 2300 | Account # 00206800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10-25-2023 2:34:56 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LUCIEN A BRODEUR IRREVOCABLE	4 Rolling	5 Well	1 Paved	3 Rural
NORMAN D YOUNG TRUSTEE		6 Septic		
63 CREAMERY BROOK RD				
BROOKLYN CT 06234				

SUPPLEMENTAL DATA

Alt Prcl ID 32/015
OVERLAY X
FIRE DIST
SEWER

490 PEN FILED 10/25/1973
DEVRIGH
SUBDIV.
SURVEY # 23/115
DEV LOT
Census # 9051

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	36,500	25,600
DWELLING	1-3	104,200	72,900
RES OUTBL	1-4	600	400
FARM LAND	6-1	64,800	10,710
	Total	206,100	109,610

6019
BROOKLYN, CT
VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LUCIEN A BRODEUR IRREVOCABLE TRUST	0519	0320	01-10-2013	U	I	0	29
BRODEUR LUCIEN A	0519	0318	01-10-2013	U	I	0	29
BRODEUR LUCIEN A & SANDRA F	0469	0125	02-08-2010	U	I	0	29
BRODEUR LUCIEN A	0466	0244	12-09-2009	U	I	0	10
PAKULIS ALEX EST OF & BRODEUR LUCIE	0434	0260	03-04-2008			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2022	1-1	25,600	2021	1-1	25,600	2020	1-1	25,600
	1-3	72,900		1-3	72,900		1-3	72,900
	1-4	400		1-4	400		1-4	400
	6-1	10,710		6-1	11,190		6-1	11,190
	Total	109,610		Total	110,090		Total	110,090

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				2015

NOTES

WHITE 2019-IA/EA
SIDE A-L/K,1BTH,3BD
SIDE B-L/K,2BD,1BTH-WALK THRU 1BD TO BTH
BSMNT= EXT ACCESS ONLY
10/1/2022 CUT .81 AC ADD TO 32/15D

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	104,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	600
Appraised Land Value (Bldg)	101,300
Special Land Value	10,710
Total Appraised Parcel Value	206,100
Valuation Method	C
Total Appraised Parcel Value	206,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
23-152B	07-05-2023	RF	Roofing	11,000		100	07-13-2023	STRIP & RE ROOF
7081	08-29-2005	RS	Residential	1,000		100	10-01-2005	SERVICE UPGRADE 100 AM
2490	10-01-1990	RF	Roofing	1,000		100	10-01-1990	REROOF EXISTING DWELLI

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-16-2022	SK	03		12	Acreage Change
07-06-2020	MM			13	Field Review
11-21-2019	DCA			01	Measure+1Visit
03-19-2015	SS			00	Measure+Listed
08-27-2014	SS			02	Measure+2Visit
08-08-2014	SS			01	Measure+1Visit
01-31-2013	MS			47	Change Legal Owner

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1040	TWO FAMILY	R30			0.690	AC	36,000.00	1.33655	5	1.00	0050	1.100		1.0000		36,500
1	7130	TILLABLE D				18.000	AC	3,600.00	1.00000	0	1.00		1.000		1.0000		64,800
					Total Card Land Units	18.69	AC	Parcel Total Land Area	18.69							Total Land Value	101,300

Property Location 198 WAUREGAN RD | Map ID 32/ / 15/ / | Bldg Name | State Use 1040
Vision ID 2300 | Account # 00206800 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10-25-2023 2:34:57 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	09	Two Family
Model	01	Residential
Grade:	03	C
Stories:	1.5	
Occupancy	2	
Exterior Wall 1	11	Clapboard
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2	20	Wood Laminate
Heat Fuel	02	Oil
Heat Type:	06	Steam
AC Type:	01	None
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	2	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	10	
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

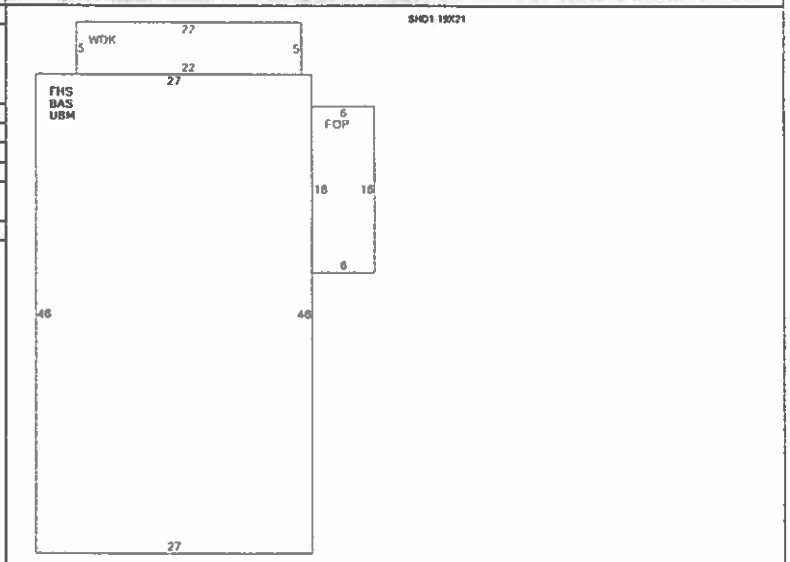
CONDO DATA

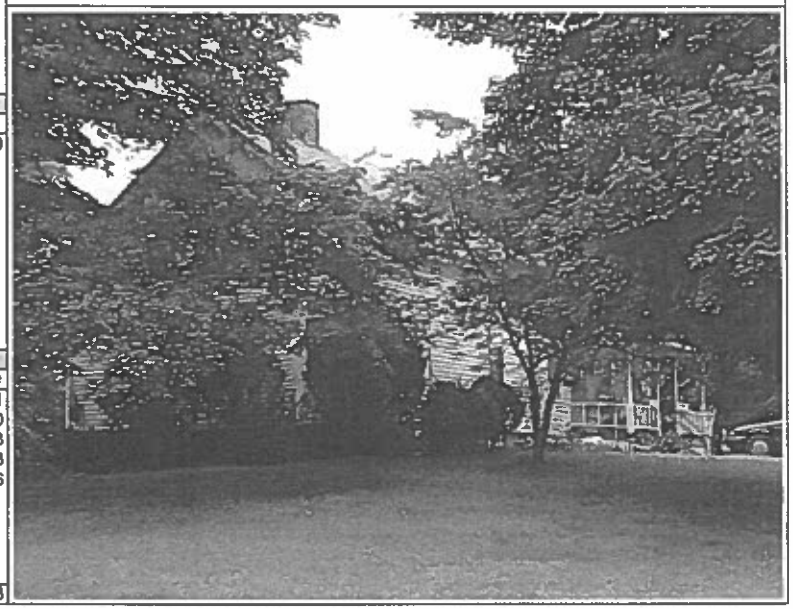
Parcel Id	C	Owne
	B	S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	189,453
Year Built	1930
Effective Year Built	1975
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	45
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	55
RCNLD	104,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	399	14.00	1930		10		0.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,242	1,242	1,242	85.96	106,761
FHS	Half Story, Finished	621	1,242	621	42.98	53,380
FOP	Porch, Open	0	96	19	17.01	1,633
UBM	Basement, Unfinished	0	1,242	311	21.52	26,733
WDK	Deck, Wood	0	110	11	8.60	946
	Ttl Gross Liv / Lease Area	1,863	3,932	2,204		189,453

MACCORMACK APPRAISAL SERVICES

Steven E. MacCormack
Certified General Real Estate Appraiser

8 Wolf Den Road ♦ Brooklyn, CT 06234 ♦ Phone: (860) 707-4749 ♦ maccormackserve@gmail.com

October 25, 2023

Mr. David Held
P.O. Box 191
Plainfield, CT 06374

Dear David:

Per our conversation, I am submitting a proposal to perform an appraisal of the real estate located at Parcel B of Lot 15 Wauregan Road (Route 205), Brooklyn, CT 06234. The property includes a vacant 18.168 acre parcel of land zoned R-30.

The appraisal will be a standard report in a summary format providing an opinion of the subject's "as is" market value in its fee simple estate and will conform to the Uniform Standards of Professional Appraisal Practice. The report will include the development of the Sales Comparison Approach. It is our understanding that the function of the appraisal report is for evaluation purposes for your business.

The fee for this assignment is $1,000.00 and the anticipated completion date will be around November 8, 2023 but no later than 2 weeks from the receipt of a signed agreement letter. The fee of $1,000.00 is due at the inspection time or you can mail the signed engagement with the check to the above address. Upon completion, I will make a delivery of the report totaling two (2) original copies each.

If these terms are acceptable, please sign and return this agreement letter. If you have any questions or concerns, please do not hesitate to contact me.

Thank you for the opportunity to be of service.

Best Regards,

Steven E. MacCormack
President

I agree with the terms and conditions stated in this letter and I am authorized to fulfill the terms of this agreement.

Digitally signed by David J. Held
Date: 2023.10.25 11:56:41 -04'00'

x_____
David Held

QUALIFICATIONS

STEVEN E. MacCORMACK
8 Wolf Den Road ♦ Brooklyn, CT 06234
(860) 707-4749 ♦ maccormackserve@gmail.com

EXPERIENCE

MacCormack Appraisal Services Brooklyn, CT, April 2002 to Present.
Owner, President (previous locatons in Suffield, Somers, Woodstock, Stonington, Salem & Uncasville, CT)
Providing commercial real estate appraisal services including cost, sales and income approaches, discounted cash flow analysis, review appraisals, consulting services, tax appeals, property litigation and condemnation valuation. Completed over 1,000 commercial appraisals since 1998.

R. P. McDermott Associates, Inc., Bloomfield, Connecticut, January 2001 to March 2002.
Associate Appraiser
Provided commercial real estate appraisal services as a provisional associate appraiser. Personally completed over 40 commercial real estate appraisals which included land, office, industrial, flex, retail, residential subdivisions, multi-family, self-storage, religious and special use properties.

Williams Appraisers, Inc., Raleigh, North Carolina, September 1998 to October 2000.
Associate Appraiser, Team Leader
Provided commercial real estate appraisal services as a trainee and group leader. Personally completed over 150 commercial real estate appraisals which included land, office, industrial, flex, retail, residential subdivisions, multi-family, PUD properties, HUD/LIHTC subsidized apartments, mobile home parks, self-storage facilities, day care centers, religious and special use properties, condemnations, and property litigation.

EDUCATION

Hyles-Anderson College, Crown Point, Indiana
Bachelor of Science (BS), 1981
Master of Education (MEd), 1984

CONTINUING EDUCATION

Appraisal Courses R-1, R-2, R-3, & G-1, Durham Tech. Community College, Durham, NC, January-May 1998
Appraisal Principles #110, Appraisal Institute, September 1999
Appraisal Procedures #120, Appraisal Institute, March 2000
Stand. of Prof. Practice (Part A) #410, Appraisal Institute, March 2002
General Applications #320, Appraisal Institute, June 2002
Stand. of Prof. Practice (Part B) #420, Appraisal Institute, January 2003
Basic Income Capitalization #310, Appraisal Institute, September 2003
Report Writing and Valuation Analysis #540, Appraisal Institute, October 2005
Advanced Sales Comparison & Cost Approaches #530, Appraisal Institute, May 2006
Advanced Applications #550, Appraisal Institute, June 2008
General Market Analysis & Highest & Best Use #520, Appraisal Institute, December 2008, February 2018
Advanced Income Capitalization #510, Appraisal Institute, November 2003, September 2015
Continuing Education for Real Estate Appraisers, CT approved classes, 2001-2023

PROFESSIONAL

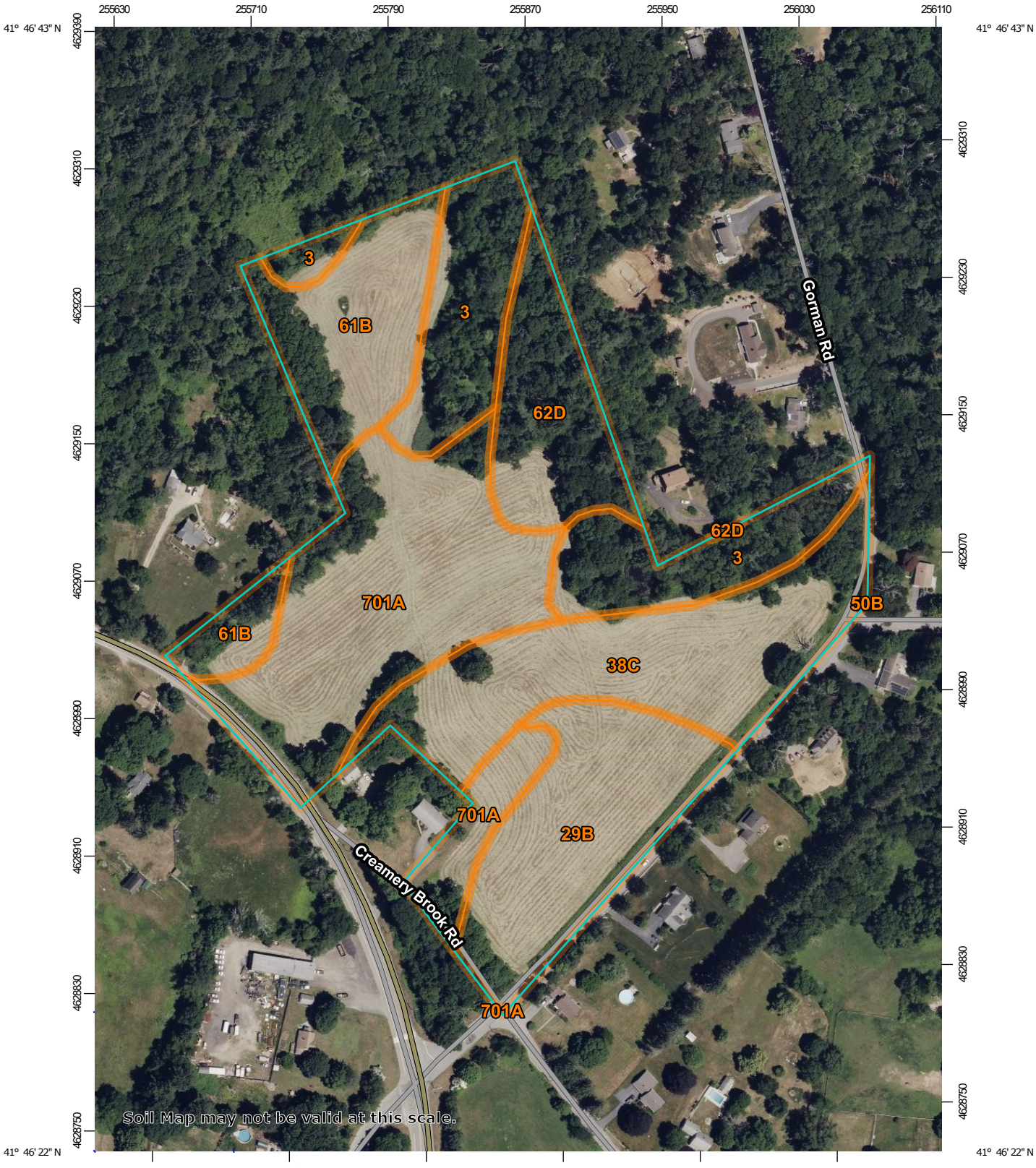
Practicing Affiliate
of the Appraisal Institute

CT Certified General
Real Estate Appraiser #: RCG.943

RI Certified General
Real Estate Appraiser #: CGA.20035


STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION
Be It known that
STEVEN E MACCORMACK
has been certified by the Department of Consumer Protection as a licensed
CERTIFIED GENERAL REAL ESTATE APPRAISER
License #: RCG.0000943
Effective Date: 05/01/2023
Expiration Date: 04/30/2024

Soil Map—State of Connecticut, Eastern Part
(Wauregan Road & Gorman Road)



Map Scale: 1:3,190 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Jul 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	4.1	17.2%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	3.5	14.9%
38C	Hinckley loamy sand, 3 to 15 percent slopes	4.5	19.1%
50B	Sutton fine sandy loam, 3 to 8 percent slopes	0.0	0.0%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	3.0	12.8%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	2.2	9.3%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	6.3	26.8%
Totals for Area of Interest		**23.6**	**100.0%**

PROPOSED 14 LOT RESUBDIVISION

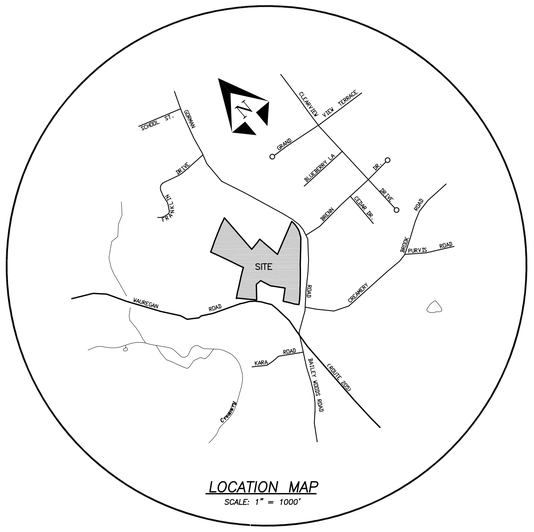
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

PROPERTY OWNER & APPLICANT:

KA&G INVESTMENTS LLC
90 BROWN ROAD
VOLUNTOWN, CT 06384

LEGEND

- IRON PIN OR PIPE FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET
- # INLAND WETLAND FLAG
- PERCOLATION TEST
- TEST PIT
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING GUIDE RAIL
- EXISTING RETAINING WALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- E&T — PROPOSED U.G. UTILITIES
- PROPOSED CONTOUR
- BB — BUILDING SETBACK
- PROPOSED SILT FENCE
- PROPOSED GUIDE RAIL
- PROPOSED CLEARING LIMITS
- N.R.C.S. SOIL CLASS LINE
- 21A — N.R.C.S. SOIL CLASS



LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 8
RESUBDIVISION MAP	2 OF 8
SITE PLAN No. 1	3 OF 8
SITE PLAN No. 2	4 OF 8
DETAIL SHEET No. 1	5 OF 8
DETAIL SHEET No. 2	6 OF 8
SIGHTLINE DEMONSTRATION PLAN No. 1	7 OF 8
SIGHTLINE DEMONSTRATION PLAN No. 2	8 OF 8

CT DOT STANDARD DRAWINGS

TITLE	SHEET No.
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 1	HW-918_01a
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 2	HW-918_01b
THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 3	HW-918_01c

PREPARED BY:

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering
57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA
12/19/2023	CONNDOT COMMENTS
1/23/2024	FINAL INTERNAL REVIEW

OCTOBER 30, 2023

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Per Sec. 8.26 of the Connecticut General Statutes, as amended, approval automatically expires _____ if all physical improvements required by this plan are not completed by that date.

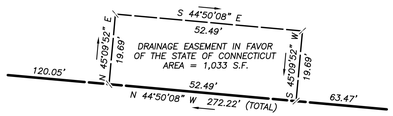
ANY CHANGES TO THESE PLANS WITHIN 200' OF WETLANDS OR WATERCOURSES MUST BE RESUBMITTED TO THE BROOKLYN INLAND WETLANDS COMMISSION.

THE APPLICANT WILL CONTACT THE BROOKLYN INLAND WETLANDS COMMISSION OR ITS AGENT AFTER ALL EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED, PRIOR TO ANY CONSTRUCTION OR EXCAVATION ON THE PROPERTY.

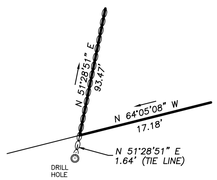
ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN DATE

ENGINEER DATE



DETAIL "A"
NOT TO SCALE



DETAIL "B"
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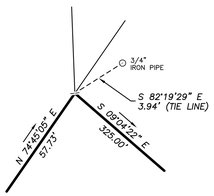

DETAIL "C"
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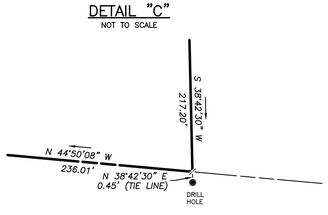
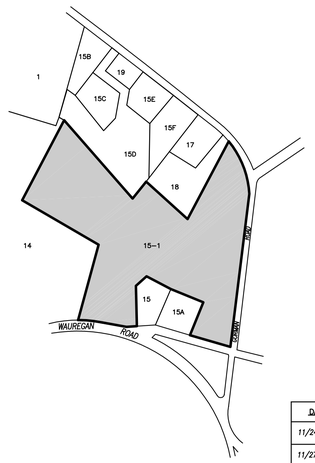


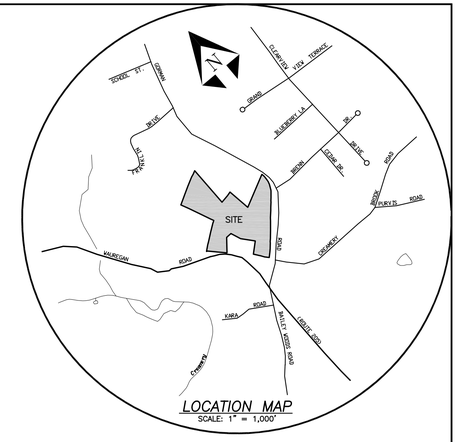
DETAIL "D"
NOT TO SCALE

LEGEND

- IRON PIN OR PIPE FOUND
- DRILL HOLE FOUND
- C.H.D. MONUMENT FOUND
- DRILL HOLE SET
- IRON PIN OR DRILL HOLE TO BE SET
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING GUIDE RAIL
- EXISTING RETAINING WALL



PROPERTY HISTORY
NOT TO SCALE



LOCATION MAP
SCALE: 1" = 1,000'

DATE	LOT	GRANTOR	TO	GRANTEE
11/24/1971	15A	Alex & Charles Pakulis	TO	John Karalis & Amelia Karalis
11/27/1978	18	Alex & Charles Pakulis	TO	Lucien A. Brodeur & Linda K. Brodeur
05/25/1984	15B	Alex & Charles Pakulis	TO	Christoper R Kaunelis & Helene R. Kaunelis
08/08/2002	15C	Alex & Clarisse Pakulis	TO	Johnny Gomez & Sherry A. Gomez
12/21/2001	15E	Alex & Clarisse Pakulis	TO	Linda V. Buisson & Scott A. Buisson
03/04/2002	15F	Alex & Clarisse Pakulis	TO	Alice M. Hill & Allen S. Hill
12/09/2009	15D	Est. of Alex Pakulis	TO	Lucien A. Brodeur
10/05/2023	15-1	Norman O. Young, Jr.	TO	KA&G Investments LLC

NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20–300b–1 through 20–300b–20 as amended on October 26, 2018;
   - This survey conforms to a Class "A–2" horizontal accuracy.
   - Boundary Determination Category: Resurvey and First Survey (along existing boundary lines) and Original Survey (along proposed lot lines).
   - Survey Type: Resubdivision Map.
2. The subject property is shown as Lot 15–1 on Assessor Map 32.
3. Zone: R–30.
4. Bearings shown hereon are referenced to CT state plane coordinates, NAD83(2011), Epoch 2010.0000.
5. The intent of this survey is to show a proposed resubdivision of the subject property.
6. Total area of resubdivision = 18.066 acres (786,941 square feet).
7. The Subdivision Regulations of the Brooklyn Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission.

MAP REFERENCES:

1. "Property Survey – Showing Parcel Division – Prepared for – The Lucien A. Brodeur Irrevocable Grantor Trust – 198 Wauregan Road – Brooklyn, Connecticut – Scale: 1" = 80' – Dated: 9/29/2023 – Provost & Rovero, Inc."
2. "Property Survey – Boundary Line Modification – Prepared for – Lucien Brodeur – Gorman Road – Brooklyn, Connecticut – Scale: 1" = 30' – Dated: March 1, 2022 – Archer Surveying LLC – KWP Associates"
3. "Subdivision Plan – Prepared for – Alex Pakulis & Clarisse Pakulis – Gorman Road – Brooklyn, Connecticut – Scale: 1" = 40' – Dated: 7/25/2001 – Sheet 1 of 3 – KWP Associates"
4. "Town of Brooklyn – Map Showing Land Acquired From – Alex Pakulis Et Al – by – The State of Connecticut – Department of Transportation – Intersection and Drainage Improvements on Route 205 – Scale: 1:500 – Dated: March 1996, Revised: 1–13–97"
5. "Map Showing Property of – John & Amelia Karalis – Creamery Brook Road – Brooklyn, Connecticut – Scale: 1" = 20' – Dated: November 1971 – Donald L. Ayrton, Reg. L.S. 6623"
6. "Connecticut State Highway Department – Right of Way Map – Town of Brooklyn – Brooklyn–Wauregan Road – From the Harris Property – Southerly About 6,100 Feet – Route No. 144 – Scale: 1" = 40' – Dated: June 30, 1930, Revised: March 1962"

80 40 0 80
GRAPHIC SCALE IN FEET

RESUBDIVISION MAP

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD

BROOKLYN, CONNECTICUT

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

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA
12/19/2023	CONNDOT COMMENTS
1/23/2024	FINAL INTERNAL REVIEW

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 80'	DESIGN: DJH
SHEET: 2 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

Provost & Rovero, Inc.

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

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

C:\Users\Dave\Desktop\JOBS\233023\Drawings\02 RESUB.dwg Jan 23, 2024 - 2:03 PM

MATCHLINE – SEE SITE PLAN No. 2

LEGEND

- IRON PIN OR PIPE FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET
- INLAND WETLAND FLAG
- PERCOLATION TEST
- TEST PIT
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING GUIDE RAIL
- EXISTING RETAINING WALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED U.G. UTILITIES
- PROPOSED CONTOUR
- BUILDING SETBACK
- PROPOSED SILT FENCE
- PROPOSED GUIDE RAIL
- PROPOSED CLEARING LIMITS
- N.R.C.S. SOIL CLASS LINE
- 21A N.R.C.S. SOIL CLASS

GRAPHIC SCALE IN FEET: 40 20 0 40

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 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, amended October 26, 2018;

   This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.

   – This survey conforms to a Class "C" horizontal accuracy.

   – Topographic features conform to a Class "T–2" accuracy.

   – Survey Type: General Location Survey.

2. Zone: R–30
3. Owner of record: KA&G Investments LLC
   90 Brown Road
   Voluntown, CT 06384
4. The intent of this survey is to show the conceptual residential development of proposed building lots.
5. Elevations referenced to NAVD 1988. Contour interval = 2'.
6. North orientation is referenced to CT state plane coordinates, NAD83(20111) Epoch 2010.0000.
7. The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1–800–922–4455.
8. Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October, 2023.
9. The subject property is not located within a 100 year flood zone as shown on "Flood Insurance Rate Map 09015C0239FF – Effective Date: 9/7/2023.
10. There are no apparent wells within 75' of proposed septic systems shown hereon. There are no apparent septic systems within 75' of proposed wells shown hereon.
11. NDDH File #24000089.

GENERAL LOCATION SURVEY
SITE PLAN No. 1
PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

ENGINEER DATE

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

DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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

REVISIONS	
DATE	DESCRIPTION
11/15/2023	SOIL TEST DATA
12/19/2023	CONNDOT COMMENTS
1/23/2024	FINAL INTERNAL REVIEW

DATE: 10/30/2023	DRAWN: DJH
SCALE: 1" = 40'	DESIGN: DJH
SHEET: 3 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

Provost & Rovero, Inc.
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Structural • Mechanical • Architectural Engineering
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MATCHLINE – SEE SITE PLAN No. 1

SURVEY NOTES:

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 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, amended October 26, 2018;

   This map was prepared from record research, other maps, limited field measurements and other sources. It is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.

   – This survey conforms to a Class "C" horizontal accuracy.

   – Topographic features conform to a Class "T–2" accuracy.

   – Survey Type: General Location Survey.

2. Zone: R–30
3. Owner of record: KA&G Investments LLC
   90 Brown Road
   Voluntown, CT 06384
4. The intent of this survey is to show the conceptual residential development of proposed building lots.
5. Elevations referenced to NAVD 1988. Contour interval = 2'.
6. North orientation is referenced to CT state plane coordinates, NAD83(20111) Epoch 2010.0000.
7. The locations of existing utilities are based on surface evidence and other sources of information. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1–800–922–4455.
8. Wetlands were flagged in the field by Joseph Theroux, certified soil scientist in October, 2023.
9. The subject property is not located within a 100 year flood zone as shown on "Flood Insurance Rate Map 09015C0239FF – Effective Date: 9/7/2023.
10. There are no apparent wells within 75' of proposed septic systems shown hereon. There are no apparent septic systems within 75' of proposed wells shown hereon.
11. NDDH File #24000089.

LEGEND

- IRON PIN OR PIPE FOUND
- DRILL HOLE SET
- IRON PIN TO BE SET
- INLAND WETLAND FLAG
- PERCOLATION TEST
- TEST PIT
- EXISTING WELL
- EXISTING MAILBOX
- EXISTING UTILITY POLE
- EXISTING STONE WALL
- EXISTING TREE LINE
- EXISTING GUIDE RAIL
- EXISTING RETAINING WALL
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED U.G. UTILITIES
- PROPOSED CONTOUR
- BUILDING SETBACK
- PROPOSED SILT FENCE
- PROPOSED GUIDE RAIL
- PROPOSED CLEARING LIMITS
- N.R.C.S. SOIL CLASS LINE
- N.R.C.S. SOIL CLASS

ENGINEER DATE

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DAVID J. HELD, L.S. LIC. NO. 24267 DATE

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40 20 0 40
GRAPHIC SCALE IN FEET

GENERAL LOCATION SURVEY
SITE PLAN No. 2
PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

REVISIONS	
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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Connecticut, N.R.C.S.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:

– the fence has been overtopped, undercut or bypassed by runoff water,
– the fence has been moved out of position (knocked over), or
– the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:

– the barrier has been overtopped, undercut or bypassed by runoff water,
– the barrier has been moved out of position, or
– the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS–2 in the 2002 Guidelines.

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.

SEEDBED PREPARATION

Loosen the soil to a depth of 3–4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent. Additionally, lime may be applied using rates given in Figure TS–1 in the 2002 Guidelines.

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 hydroseeding.

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 reoccurrence 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).

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:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a uniform depth approximating existing conditions on imported silt or suitable on–site materials.
2. Apply agricultural ground limestone. Apply fertilizer. Quantities shall be determined based on laboratory soil tests. Work lime and fertilizer into the soil to a depth of 4".
3. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
4. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
5. 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.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

– Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
– Route traffic patterns within the site to avoid existing or newly planted vegetation.
– Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
– Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
– Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

– Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
– Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off–site generated runoff with sediment laden runoff generated on–site until after adequate filtration of on–site waters has occurred.

– Segregate construction waters from clean water.
– Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub–drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off–site damage that it can cause is reduced. It is generally more expensive to correct off–site damage than it is to install proper internal controls.

– Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
– Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
– Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
– Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off–site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
– Grade and landscape around buildings and septic systems to divert water away from them.

TEST PIT OBSERVATIONS
Northeast District Department of Health
November 6, 2023

TEST PIT	DEPTH	SOIL PROFILE
1–1	0–5"	topsoil/roots
	5"–19"	fine sandy loam, silty
	19"–34"	med. coarse boney sand
	34"–82"	mod. compact boney coarse sand
	Mottling	N/A
	Ledge	N/A (rotten rock @ 32")
	GWT	N/A
	Restrictive	N/A
1–2	0–15"	topsoil/roots
	15"–29"	fine sandy loam
	29"–48"	grey, mottled loamy very fine sand
	48"–84"	rotten rock mixed with loamy coarse sand
	84"–90"	grooundwater
	Mottling	29"
	Ledge	N/A (rotten rock @ 26")
	GWT	84"
	Restrictive	29"
2–1	0–8"	topsoil
	8"–34"	fine sandy loam, some large rocks
	34"–84"	large rocks, rotten rock mixed w/ silty sands, some gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 34")
	GWT	N/A
	Restrictive	34"
2–2	0–8"	topsoil
	8"–16"	brownish yellow loamy fine sand
	16"–27"	white/grey loamy very fine sand, mottled
	27"–85"	silty medium sand & gravel
	Mottling	22"
	Ledge	N/A
	GWT	N/A
	Restrictive	22"
3–1	0–7"	topsoil/roots
	7"–27"	fine loamy sand
	27"–85"	silty very fine loamy sand, mottled
	Mottling	27"
	Ledge	N/A (rotten rock @ 34")
	GWT	N/A
	Restrictive	27"
3–2	0–7"	topsoil/roots
	7"–27"	fine loamy sand
	27"–46"	grey, mottled very fine silty loamy sand
	46"–83"	mottled boney coarse sand
	83"–88"	groundwater
	Mottling	27"
	Ledge	N/A
	GWT	83"
	Restrictive	27"
4–1	0–9"	topsoil/roots
	9"–25"	fine loamy sand
	25"–32"	loamy coarse sand
	32"–82"	grey, mottled boney med. coarse sand
	Mottling	32"
	Ledge	N/A
	GWT	N/A
	Restrictive	32"
4–2	0–19"	topsoil
	19"–34"	brownish/yellow fine loamy sand
	34"–52"	white/grey loamy coarse sand
	52"–82"	cobbley mod. coarse sand & gravel
	Mottling	34"
	Ledge	N/A
	GWT	N/A
	Restrictive	34"

TEST PIT OBSERVATIONS
Northeast District Department of Health
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TEST PIT	DEPTH	SOIL PROFILE
5–1	0–9"	topsoil/roots
	9"–35"	fine sandy loam mixed w/ rotten rock
	35"–48"	very fine loamy sand mixed w/ some rocks
	48"–103"	boney med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	35"
5–2	0–22"	topsoil/roots
	22"–35"	fine sandy loam
	35"–51"	very fine mottled loamy sand, silty w/ rotten rock
	51"–100"	grey med. coarse sand w/ large rocks
	Mottling	35"
	Ledge	N/A (rotten rock @ 48")
	GWT	N/A
	Restrictive	35"
6–1	0–10"	topsoil/roots
	10"–21"	fine sandy loam
	21"–34"	very fine loamy sand, silty
	34"–88"	grey mixed med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	34"
6–2	0–20"	topsoil/roots
	20"–52"	fine sandy loam
	52"–68"	loamy fine sandy, silty
	68"–100"	med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 58")
	GWT	N/A
	Restrictive	68"
7–1	0–7"	topsoil/roots
	7"–20"	fine sandy loam, small rocks
	20"–91"	rotten rock mixed in w/ med. coarse sand & large rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 20")
	GWT	N/A
	Restrictive	N/A
7–2	0–8"	topsoil/roots
	8"–18"	fine sandy loam w/ large rocks
	18"–32"	very fine loamy sand, silty
	32"–98"	grey mixed loamy med. coarse sand and rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 20")
	GWT	N/A
	Restrictive	32"
8–1	0–9"	topsoil
	9"–15"	sandy loam, some large rocks
	15"–27"	yellow/brown loamy fine sand
	27"–33"	white/grey silty loamy fine sand
	33"–82"	rotten rock, large rocks w/ silty sand & some gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 33")
	GWT	N/A
	Restrictive	27"
8–2	0–10"	topsoil
	10"–16"	sandy loam, some large rocks
	16"–30"	yellow/brown loamy fine sand
	30"–54"	white/grey silty loamy fine sand
	54"–104"	very silty sand & gravel and rotten rock
	Mottling	N/A
	Ledge	N/A (rotten rock @ 54")
	GWT	N/A
	Restrictive	30"
9–1	0–10"	topsoil/roots
	10"–18"	loamy mixed med. sand w/ some rocks
	18"–36"	boney coarse sand
	36"–97"	washed sands w/ large rocks
	Mottling	N/A
	Ledge	N/A (rotten rock @ 32")
	GWT	N/A
	Restrictive	36"
9–2	0–6"	topsoil/roots
	6"–16"	loamy mixed med. sand w/ rocks
	16"–36"	boney coarse sand
	36"–90"	washed sands w/ large rocks
	90"–93"	groundwater
	Mottling	N/A
	Ledge	N/A
	GWT	90"
	Restrictive	36"
10–1	0–10"	topsoil
	10"–30"	brown/yellow loamy fine sand, large rocks
	30"–46"	white/grey loamy very fine sand
	46"–80"	large rocks, rotten rock w/ silty sandy gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 30", boulder @ 41")
	GWT	N/A
	Restrictive	30"
10–2	0–12"	topsoil
	12"–24"	yellow/brown sandy loam, large rocks
	24"–30"	brown/yellow loamy fine sand, large rocks
	30"–57"	large rocks, rotten rock w/ white/grey loamy very fine sand
	57"–84"	large rocks, rotten rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 30")
	GWT	N/A
	Restrictive	30"
10–3	0–20"	topsoil
	20"–28"	brown/yellow sandy loam, some rotten rock
	28"–35"	brown/yellow loamy fine sand
	35"–59"	white/grey very loamy very fine sand, high iron content
	59"–87"	large rock/rotten rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 28")
	GWT	N/A
	Restrictive	28"
11–1	0–10"	topsoil
	10"–19"	brown/yellow loamy fine sand
	19"–24"	loamy very fine sand, some very large rocks
	24"–98"	large rocks w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	24"
11–2	0–9"	topsoil
	9"–15"	sandy loam, rocks
	15"–30"	brown/yellow loamy fine sand
	30"–32"	white/grey silty loamy fine sand
	32"–94"	rotten rock, large rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 32")
	GWT	N/A
	Restrictive	30"

TEST PIT OBSERVATIONS
Northeast District Department of Health
November 6, 2023

TEST PIT	DEPTH	SOIL PROFILE
12–1	0–7"	topsoil/roots
	7"–18"	fine sandy loam
	18"–33"	loamy med. coarse sand w/ large rocks
	33"–98"	boney compact silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 18")
	GWT	N/A
	Restrictive	33"
12–2	0–6"	topsoil/roots
	6"–22"	fine sandy loam w/ small rocks
	22"–34"	med. coarse sand mixed w/ loam & large rocks
	34"–72"	boney compact silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 14")
	GWT	N/A
	Restrictive	34"
13–1	0–10"	topsoil
	10"–27"	brown/yellow loamy fine sand
	27"–33"	loamy very fine sand
	33"–97"	large rocks, rotten rock w/ silty sand & gravel
	97"–99"	groundwater
	Mottling	N/A
	Ledge	N/A (rotten rock @ 33")
	GWT	97"
	Restrictive	33"
13–2	0–9"	topsoil
	9"–16"	brown/yellow loamy fine sand
	16"–28"	loamy very fine sand, large rocks
	28"–86"	large rocks, rotten rock w/ silty sand & gravel
	Mottling	N/A
	Ledge	N/A (rotten rock @ 28")
	GWT	N/A
	Restrictive	28"
14–1	0–7"	topsoil/roots
	7"–28"	fine sandy loam
	28"–38"	loamy very fine sand
	38"–90"	grey, mod. compact med. coarse sand w/ large rocks, wet
	90"–94"	groundwater
	Mottling	N/A
	Ledge	N/A (rotten rock @ 18")
	GWT	90"
	Restrictive	38"
14–2	0–6"	topsoil/roots
	6"–30"	fine sandy loam
	30"–48"	grey loamy fine sand, silty
	48"–79"	mod. compact med. coarse sand w/ large rocks
	Mottling	N/A
	Ledge	N/A
	GWT	N/A
	Restrictive	30"

PERCOLATION TESTS
Northeast District Department of Health &
David Held, P.E., L.S.
November 6, 2023

Perc 1
Depth: 20"

TIME	READING
12:43	10"
12:48	12"
12:53	13.25"
12:58	14.25"
1:03	15"
1:08	16"

Perc Rate: 5.0 min/inch

Perc 2
Depth: 25"

TIME	READING
12:40	8.25"
12:45	13"
12:50	15.5"
12:55	17.5"
1:00	19.25"
1:05	20.5"
1:10	21.5"

Perc Rate: 5.0 min/inch

Perc 3
Depth: 18"

TIME	READING
12:32	6.75"
12:39	8.5"
12:45	9.5"
12:52	10.5"
1:00	11.25"
1:08	12"
1:16	12.75"

Perc Rate: 10.6 min/inch

Perc 4
Depth: 23"

TIME	READING
12:45	8.75"
12:50	13"
12:55	16"
1:00	18.25"
1:05	20"

Perc Rate: 2.9 min/inch

Perc 5
Depth: 13" (inside of 22" deep hole, 35" total depth from surface)

TIME	READING
9:15	6.5"
9:22	11"
9:27	12.5"
9:32	13.5" (nearly dry)

Perc Rate: 3.3 min/inch

Perc 6
Depth: 16" (inside of 16" deep hole, 32" total depth from surface)

TIME	READING
9:18	10"
9:25	11"
9:30	11.5"
9:40	12.5"
9:50	13.5"
10:00	14.5"

Perc Rate: 10.0 min/inch

PERCOLATION TESTS
Northeast District Department of Health &
David Held, P.E., L.S.
November 6, 2023

Perc 7
Depth: 12" (inside of 21" deep hole, 33" total depth from surface)

TIME	READING
9:20	7.25"
9:26	9"
9:31	10.5"
9:36	11.5"
9:41	12.5"

Perc Rate: 5.0 min/inch

Perc 8
Depth: 17" (inside of 18" deep hole, 35" total depth from surface)

TIME	READING
10:11	9.25"
10:15	12.5"
10:19	14.25"
10:23	15.5"
10:27	16.75"

Perc Rate: 3.2 min/inch

Perc 9
Depth: 24"

TIME	READING
12:00	5"
12:03	6"
12:06	7"
12:09	8"
12:13	9.5"
12:18	10.5"
12:23	11.5"
12:28	12.5"

Perc Rate: 5.0 min/inch

Perc 10
Depth: 29"

TIME	READING
11:58	15"
12:03	19.25"
12:08	22.25"
12:13	24.5"
12:18	26"
12:23	27.25"

Perc Rate: 4.0 min/inch

Perc 11
Depth: 39" total, 22" hole

TIME	READING
9:45	6.5"
9:49	9.25"
9:54	12"
9:59	14.25"
10:04	16"
10:10	17.75"
10:15	19"

Perc Rate: 4.0 min/inch

Perc 12
Depth: 34"

TIME	READING
10:14	4"
10:18	5.5"
10:22	6.5"
10:26	7.5"
10:30	8.5"
10:34	9.5"
10:38	10.5"

Perc Rate: 4.0 min/inch

Perc 13
Depth: 36" total, 20" hole

TIME	READING
10:30	10.25"
10:35	14"
10:40	16.5"
10:45	18.25"
10:50	20"
11:00	22.25"

Perc Rate: 4.4 min/inch

Perc 14
Depth: 35"

TIME	READING
10:46	4.5"
10:50	5.75"
10:54	7"
11:02	8.75"
11:08	9.5"
11:16	10.5"
11:24	11.5"

Perc Rate: 8.0 min/inch

DETAIL SHEET No. 1

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

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SHEET: 5 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 233023

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SANITARY DESIGN CRITERIA

LOT 1
TP 1–1 & 1–2
Depth to restrictive layer = 55 in. avg.
Slope % = 2.5 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 2 in.
System Size = 495 s.f.

Hydraulic Factor = 24
Flow Factor = 1.50
Perc Factor = 1.00

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 2
TP 2–1 & 2–2
Depth to restrictive layer = 28 in. avg.
Slope % = 7.7 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 28
Flow Factor = 1.50
Perc Factor = 1.00

28 x 1.50 x 1.00 = 42.0'

MLSS = 42.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 3
TP 3–1 & 3–2
Depth to restrictive layer = 27 in. avg.
Slope % = 5.6 %
Number of Bedrooms = 3
Percolation rate = 10.6 min/in
Max. depth into exist. grade = 9 in.
System Size = 675 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.25

30 x 1.50 x 1.25 = 56.3'

MLSS = 56.3'
Proposed Leaching System
56.3 l.f. GST 6218

LOT 4
TP 4–1 & 4–2
Depth to restrictive layer = 33 in. avg.
Slope % = 3.2 %
Number of Bedrooms = 3
Percolation rate = 2.9 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00

30 x 1.50 x 1.00 = 45.0'

MLSS = 45.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 5
TP 5–1 & 5–2
Depth to restrictive layer = 35 in. avg.
Slope % = 2.9 %
Number of Bedrooms = 3
Percolation rate = 3.3 min/in
Max. depth into exist. grade = 11 in.
System Size = 495 s.f.

Hydraulic Factor = 34
Flow Factor = 1.50
Perc Factor = 1.00

34 x 1.50 x 1.00 = 51.0'

MLSS = 51.0'
Proposed Leaching System
55 l.f. Mantis 536–8

LOT 6
TP 6–1 & 6–2
Depth to restrictive layer = 51 in. avg.
Slope % = 6.2 %
Number of Bedrooms = 3
Percolation rate = 10.0 min/in
Max. depth into exist. grade = 16 in.
System Size = 495 s.f.

Hydraulic Factor = 18
Flow Factor = 1.50
Perc Factor = 1.00

18 x 1.50 x 1.00 = 27.0'

MLSS = 27.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 7
TP 7–1 & 7–2
Depth to restrictive layer = 32 in. avg.
Slope % = 8.3 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 24
Flow Factor = 1.50
Perc Factor = 1.00

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'
Proposed Leaching System
45 l.f. Mantis 536–8

SANITARY DESIGN CRITERIA

LOT 8
TP 8–1 & 8–2
Depth to restrictive layer = 29 in. avg.
Slope % = 5.4 %
Number of Bedrooms = 3
Percolation rate = 3.2 min/in
Max. depth into exist. grade = 3 in.
System Size = 495 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00

30 x 1.50 x 1.00 = 45.0'

MLSS = 45.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 9
TP 9–1 & 9–2
Depth to restrictive layer = 36 in. avg.
Slope % = 6.2 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
Max. depth into exist. grade = 8 in.
System Size = 495 s.f.

Hydraulic Factor = 26
Flow Factor = 1.50
Perc Factor = 1.00

26 x 1.50 x 1.00 = 39.0'

MLSS = 39.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 10
TP 10–2 & 10–3
Depth to restrictive layer = 29 in. avg.
Slope % = 3.6 %
Number of Bedrooms = 3
Percolation rate = 4.0 min/in
Max. depth into exist. grade = 4 in.
System Size = 495 s.f.

Hydraulic Factor = 34
Flow Factor = 1.50
Perc Factor = 1.00

34 x 1.50 x 1.00 = 51.0'

MLSS = 51.0'
Proposed Leaching System
55 l.f. Mantis 536–8

LOT 11
TP 11–1 & 11–2
Depth to restrictive layer = 27 in. avg.
Slope % = 4.4 %
Number of Bedrooms = 3
Percolation rate = 4.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 30
Flow Factor = 1.50
Perc Factor = 1.00

30 x 1.50 x 1.00 = 45.0'

MLSS = 45.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 12
TP 12–1 & 12–2
Depth to restrictive layer = 34 in. avg.
Slope % = 8.9 %
Number of Bedrooms = 3
Percolation rate = 4.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 24
Flow Factor = 1.50
Perc Factor = 1.00

24 x 1.50 x 1.00 = 36.0'

MLSS = 36.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 13
TP 13–1 & 13–2
Depth to restrictive layer = 31 in. avg.
Slope % = 6.9 %
Number of Bedrooms = 3
Percolation rate = 4.4 min/in
Max. depth into exist. grade = 4 in.
System Size = 495 s.f.

Hydraulic Factor = 26
Flow Factor = 1.50
Perc Factor = 1.00

26 x 1.50 x 1.00 = 39.0'

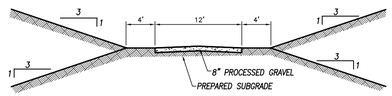
MLSS = 39.0'
Proposed Leaching System
45 l.f. Mantis 536–8

LOT 14
TP 14–1 & 14–2
Depth to restrictive layer = 34 in. avg.
Slope % = 12.9 %
Number of Bedrooms = 3
Percolation rate = 8.0 min/in
Max. depth into exist. grade = 0 in.
System Size = 495 s.f.

Hydraulic Factor = 20
Flow Factor = 1.50
Perc Factor = 1.00

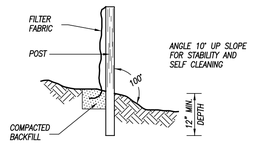
20 x 1.50 x 1.00 = 30.0'

MLSS = 30.0'
Proposed Leaching System
45 l.f. Mantis 536–8



RESIDENTIAL GRAVEL DRIVEWAY DETAIL

NOT TO SCALE



SILT FENCE

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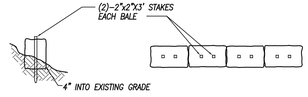

HAYBALE BARRIER

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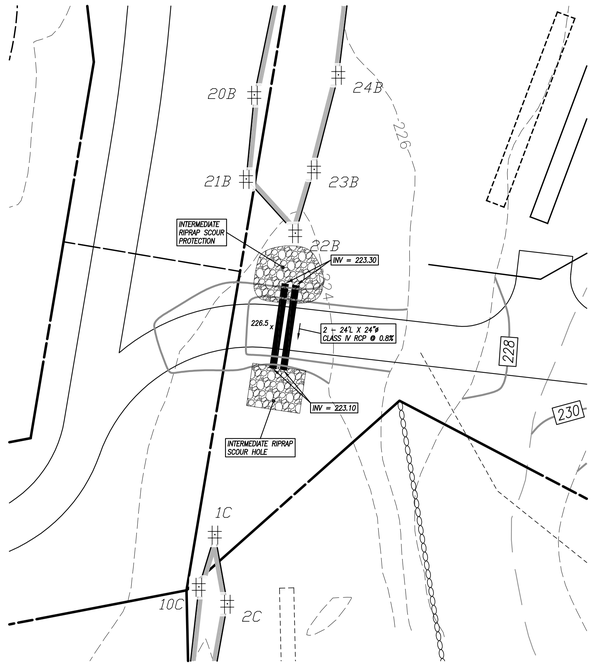
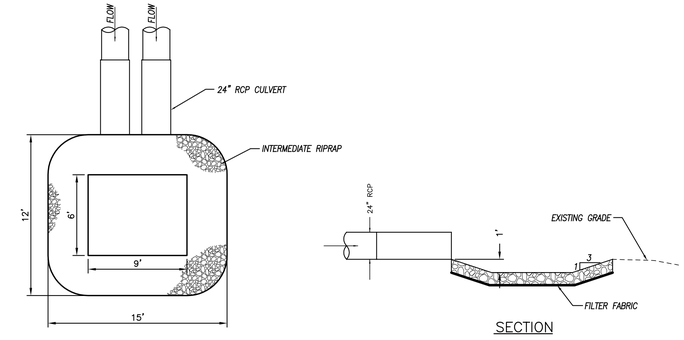


LOT 3 DRIVEWAY CULVERT DETAIL

SCALE: 1" = 20'



PLAN

SECTION

PREFORMED RIPRAP SCOUR HOLE

NOT TO SCALE

DETAIL SHEET No. 2

PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
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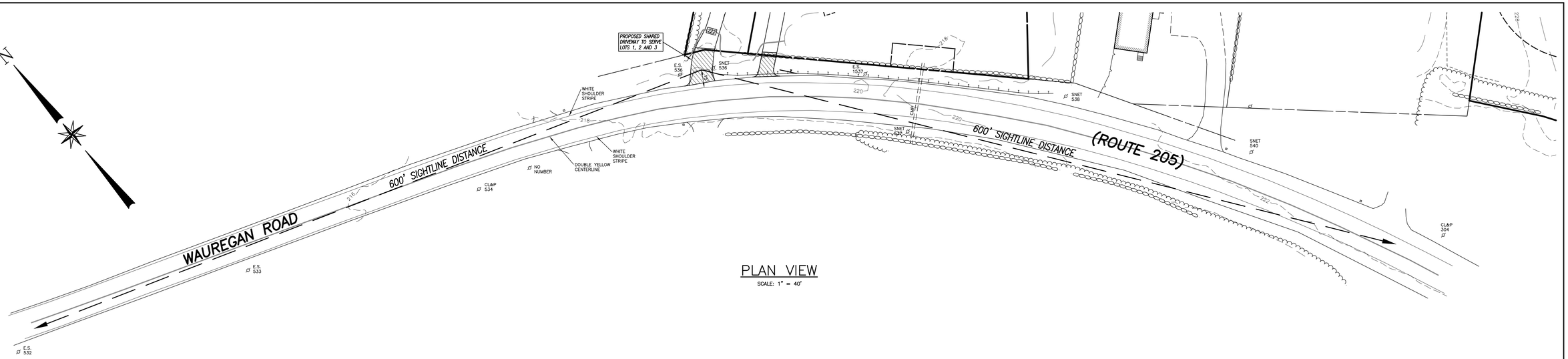
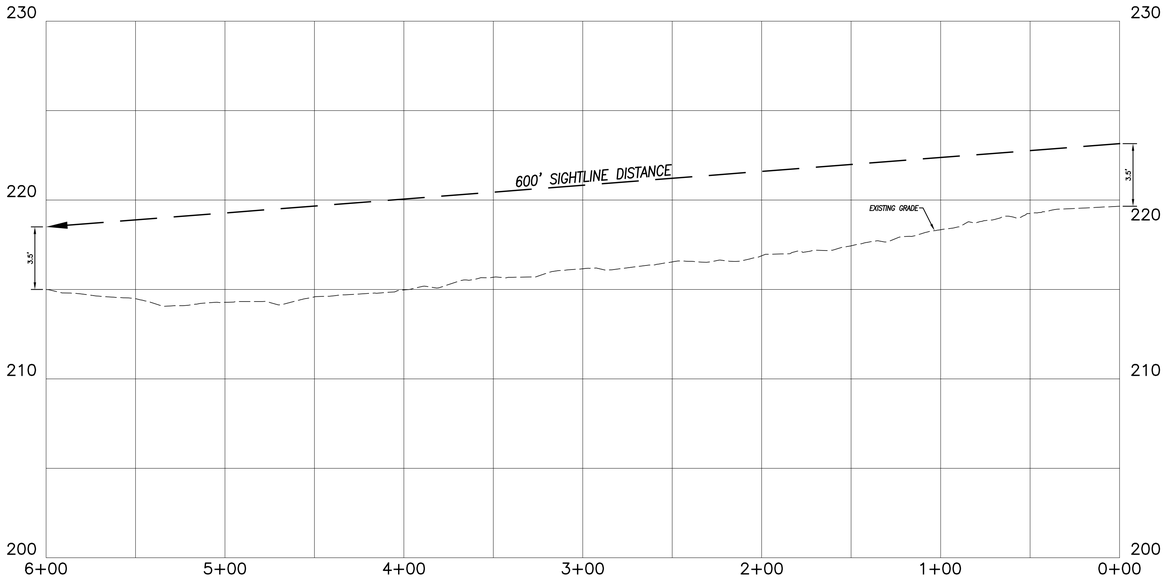


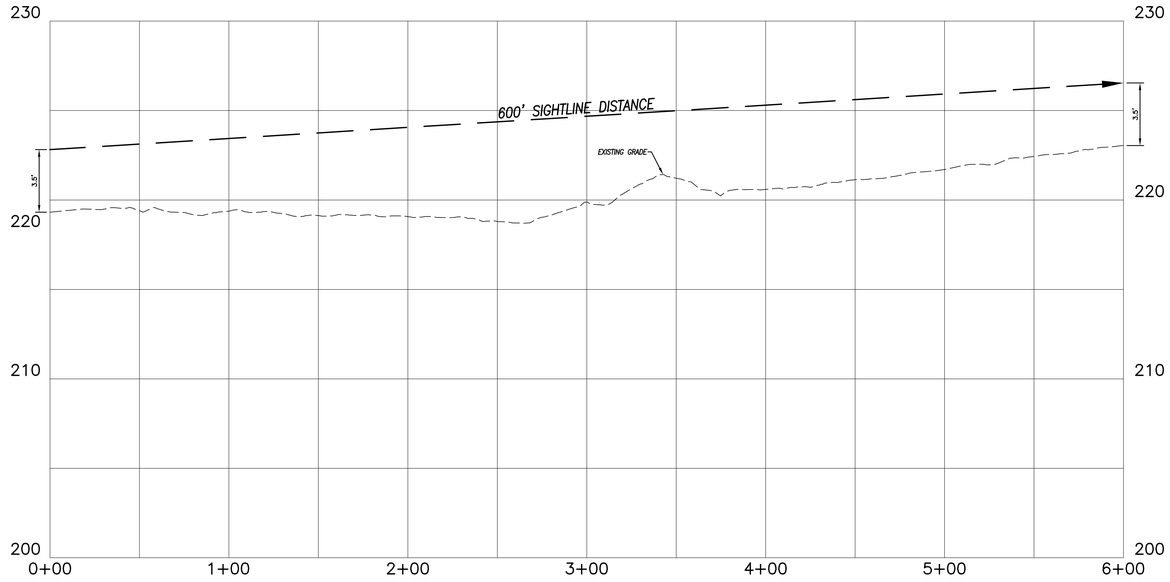
PLAN VIEW

SCALE: 1" = 40'



LOT 2 WESTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



LOT 2 EASTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

HORIZONTAL SCALE IN FEET

40 20 0 40

VERTICAL SCALE IN FEET

4 2 0 4

ENGINEER DATE

SIGHTLINE DEMONSTRATION PLAN No. 1
LOTS 1, 2 & 3
PREPARED FOR

KA&G INVESTMENTS LLC

PROPOSED 14 LOT RESUBDIVISION

WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

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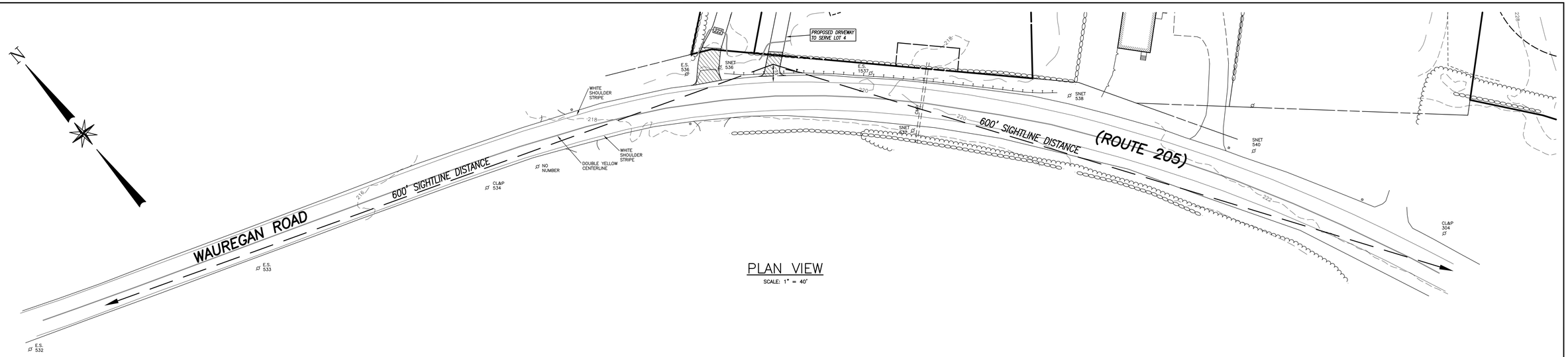
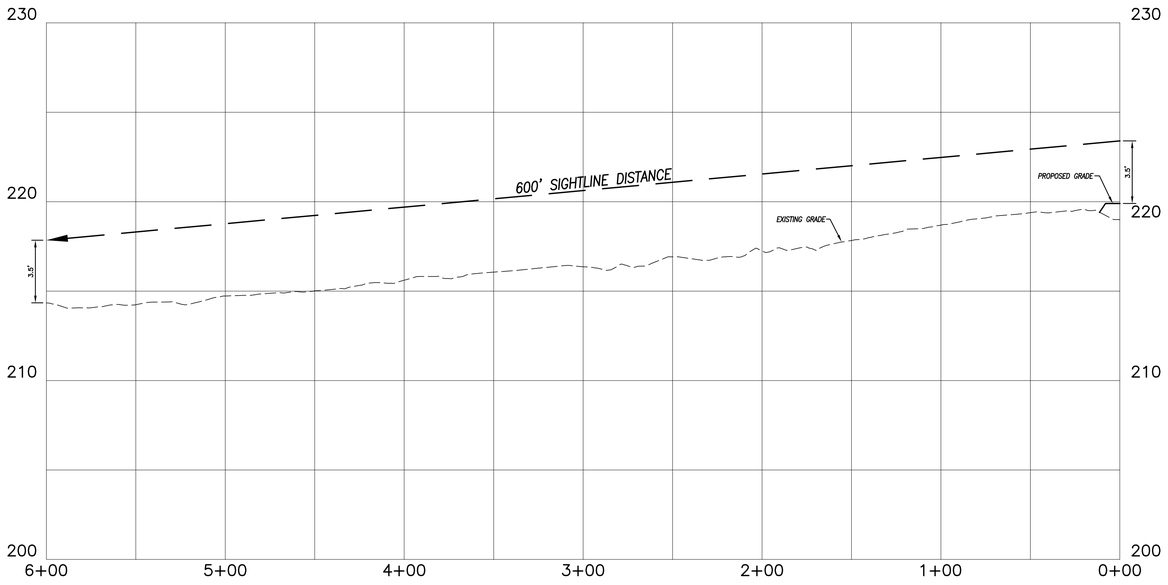


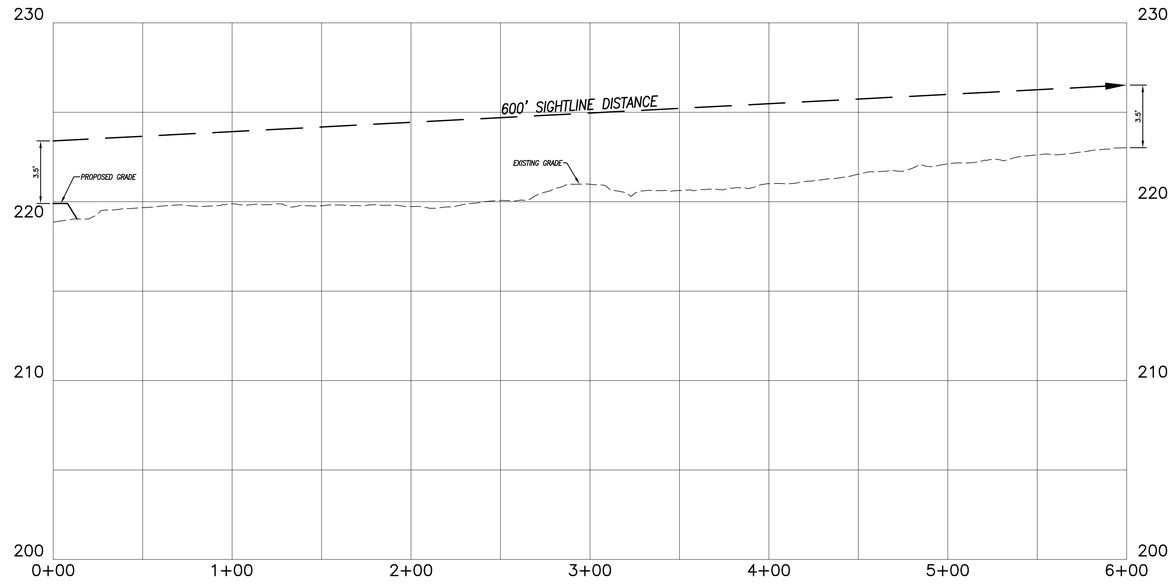
PLAN VIEW

SCALE: 1" = 40'



LOT 4 WESTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



LOT 4 EASTERLY SIGHTLINE PROFILE

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

HORIZONTAL SCALE IN FEET
40 20 0 40
VERTICAL SCALE IN FEET
4 2 0 4

ENGINEER DATE

SIGHTLINE DEMONSTRATION PLAN No. 2
LOT 4
PREPARED FOR
KA&G INVESTMENTS LLC
PROPOSED 14 LOT RESUBDIVISION
WAUREGAN ROAD (ROUTE 205) & GORMAN ROAD
BROOKLYN, CONNECTICUT

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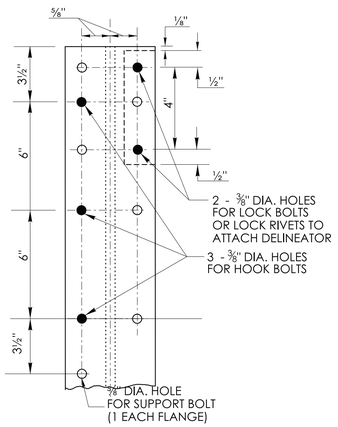
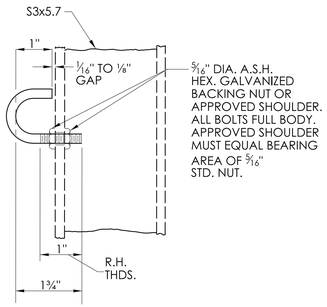
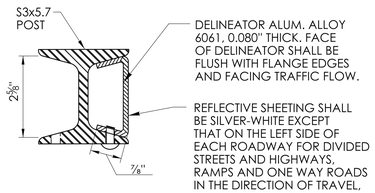


ELEVATION

DETAIL A
BOLT HOLE SPACING
FOR UNIVERSAL POST
(SEE NOTE 5)

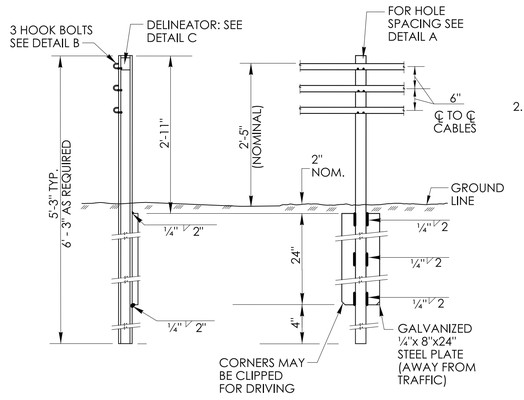


DETAIL B
HOOK BOLT



PLAN
DETAIL C

DELINEATOR INSTALLATION DETAIL



SIDE **FRONT**

DETAIL D
POST S3x5.7 (S75x8)

GENERAL NOTES:

1. INSTALL DELINEATORS EVERY 32', SEE DETAIL C. DO NOT INSTALL A DELINEATOR ON POSTS THAT ARE GREATER THAN 12' FROM THE EDGE OF SHOULDER. IN INSTANCES WHERE THE POST SPACING DOES NOT COINCIDE WITH THE ABOVE DIMENSION, THE DELINEATORS SHOULD BE INSTALLED ON THE NEAREST POST. THE DELINEATOR SPACING SHALL REMAIN CONSISTENT THROUGHOUT THE RUN OF RAILING REGARDLESS OF CHANGES FROM ONE SYSTEM TO ANOTHER. DO NOT DELINEATE POSTS IN THE INTERMEDIATE ANCHORAGE SECTION, TYPICAL APPROACH OR TERMINAL SECTION.

2. FOR ARRANGEMENT OF SPRING CABLE ASSEMBLIES (COMPENSATING DEVICES) AND TURNBUCKLE CABLE END ASSEMBLIES, THE FOLLOWING CRITERIA SHALL APPLY: (SEE STANDARD SHEET HW-918_01b FOR DETAILS)
   --LENGTH OF CABLE RUNS UP TO 1000' - USE COMPENSATING DEVICE (DETAIL F) ON ONE END, AND TURNBUCKLE CABLE END ASSEMBLY (DETAIL H) ON THE OTHER END OF EACH INDIVIDUAL CABLE.
   --LENGTH OF CABLE RUNS 1000' TO 2000' - USE COMPENSATING DEVICE (DETAIL F) ON THE ENDS OF EACH INDIVIDUAL CABLE.
   --LENGTH OF CABLE RUNS OVER 2000' - START NEW STRETCH BY INTERLACING AT LAST PARALLEL POST (SEE TYPICAL INTERMEDIATE SECTION DETAIL). PRIOR TO FINAL ACCEPTENCE BY THE STATE AND DEPENDING ON THE TEMPERATURE AT THE TIME OF ADJUSTMENTS, THE FOLLOWING TABLE SHALL BE USED TO TIGHTEN THE TURNBUCKLES:

TEMPERATURE (DEGREES FARENHEIT)					
120° TO 100°	79° TO 60°	59° TO 40°	39° TO 20°	19° TO 0°	1° TO -20°
SPRING COMPRESSION FROM UNLOADED POSITION IN EACH SPRING = STANDARD SPRING LENGTH					
1"	1½"	2"	2½"	3"	4"

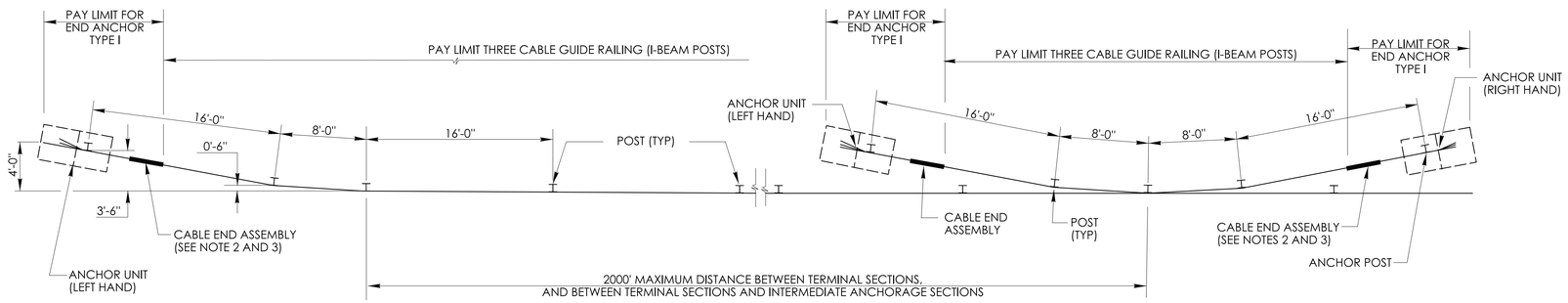
3. ALTERNATIVE DESIGNS FOR A COMBINATION OR SINGLE UNIT COMPENSATING DEVICE AND TURNBUCKLE ASSEMBLY MAY BE SUBMITTED FOR APPROVAL.

4. AT ALL LOCATIONS WHERE THE CABLE IS CONNECTED TO A CABLE SOCKET WITH A WEDGE TYPE CONNECTION, ONE WIRE OF THE WIRE ROPE SHALL BE CRIMPED OVER THE BASE OF THE WEDGE TO HOLD IT FIRMLY IN PLACE.

5. BOLT HOLES AS SHOWN IN DETAIL A ARE FOR USE AS FOLLOWS: 3-3/8" DIA. HOLES FOR HOOK BOLTS AND 2-3/8" DIA. DELINEATOR MOUNTING HOLES FOR EACH DIRECTION OF TRAFFIC. HOLES SHOWN SOLID ARE FOR INSTALLATIONS TO THE RIGHT OF TRAFFIC FLOW. ONE ⅝" DIA. HOLE (AS REQUIRED FOR METAL BEAM RAIL) IS ACCEPTABLE.

6. ON ROADWAYS WITH DESIGN SPEED > 45 MPH THE MINIMUM LENGTH OF THREE CABLE GUIDE RAILING, EXCLUDING ANCHOR SECTIONS IS 248'. ON ROADWAYS WITH DESIGN SPEEDS < 45 MPH THE MINIMUM LENGTH OF THREE CABLE GUIDERAIL EXCLUDING ANCHOR SECTIONS IS 156' WITH AN 8' POST SPACING. WHEN SYSTEM 2 IS REQUIRED, EITHER THE ENTIRE RUN OF RAIL SHALL BE INSTALLED USING A SINGLE SYSTEM OR A 248' MINIMUM LENGTH OF THE SYSTEM SHALL BE PROVIDED.

7. WHEN STAGGERING CABLE SPLICES. PROVIDE A MINIMUM OF 20' BETWEEN ANY PAIR. PROVIDE A MINIMUM OF 100' BETWEEN CABLE SPLICES ON THE SAME CABLE.

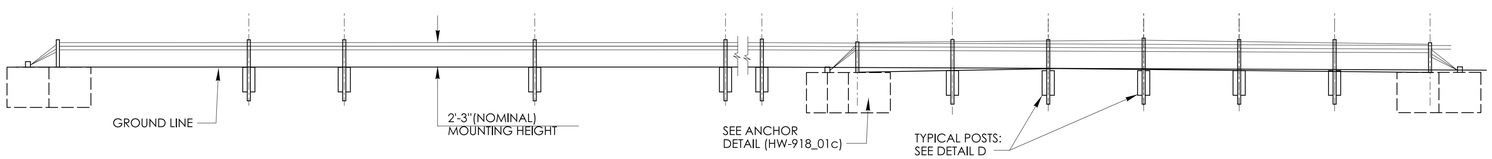


PLAN

TYPICAL APPROACH & TERMINAL SECTIONS
(SHOWING LEFT HAND ANCHOR UNIT)

PLAN

TYPICAL INTERMEDIATE SECTION



ELEVATION

TYPICAL APPROACH & TERMINAL SECTIONS
(SHOWING LEFT HAND ANCHOR UNIT)

ELEVATION

TYPICAL INTERMEDIATE SECTION

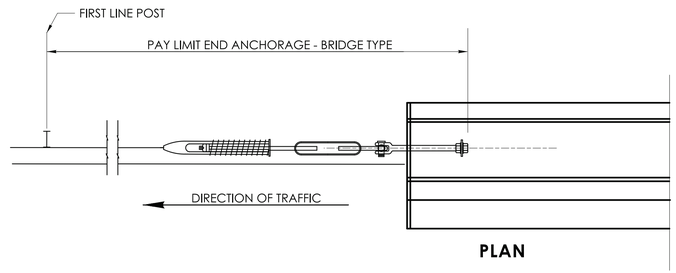
TABLE A	
RADIUS OF CURVE	POST SPACING
R > 720'	16'
R ≤ 720' BUT ≥ 440'	8'
R < 440'	DO NOT INSTALL

TABLE B		
TYPE OF SYSTEM	POST SPACING	DEFLECTION
STANDARD SYSTEM 2	16' 8'	12' 8'

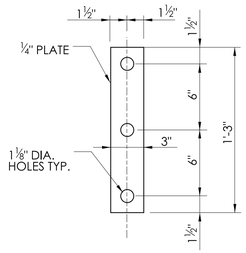
NOTE: DEFLECTION DISTANCE IS BASED ON IMPACT SPEEDS OF 63mph.

	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Digitally signed by Leo Fontaine, P.E. Date: 2022.09.27 15:17:02-04'00'	APPROVED BY: Digitally signed by Calabrese, Michael Date: 2022.11.08 09:43:57-05'00'	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: THREE CABLE GUIEDRAIL (I-BEAM POSTS) SHEET 1	STANDARD SHEET NO.: HW-918_01a

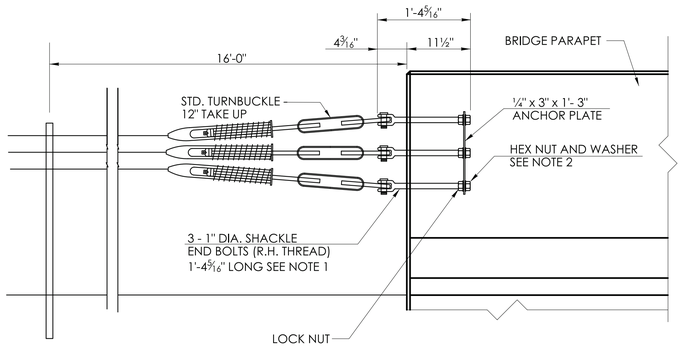
PLOTTED DATE: 9/22/2022



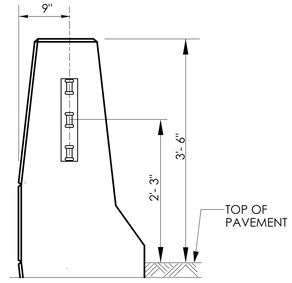
PLAN



ANCHORAGE PLATE

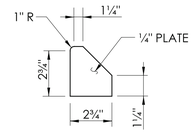


ELEVATION

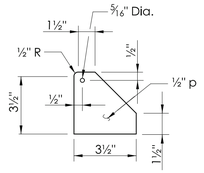


END VIEW

TRAILING END ATTACHMENT TO BRIDGE
(SEE NOTES 1-5)



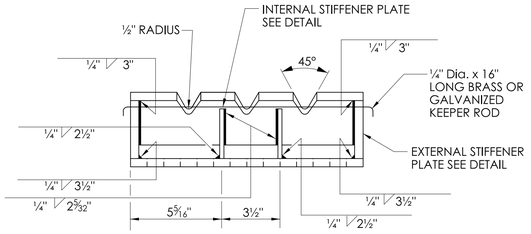
INTERNAL STIFFENER PLATE



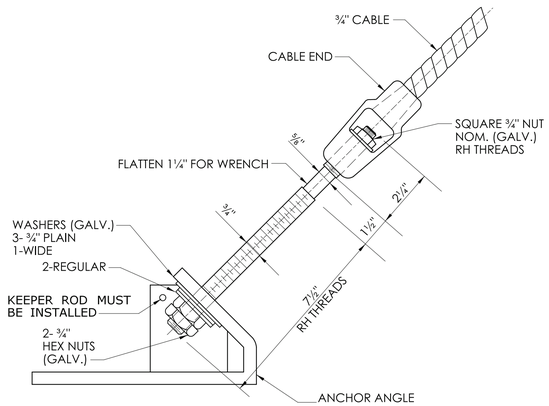
EXTERNAL STIFFENER PLATE

GENERAL NOTES:

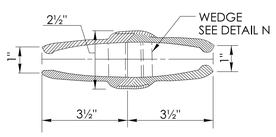
1. THE SHACKLE END BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A668 CLASS E OR AISI 1035 FORGED STEEL GALVANIZED IN ACCCORDANCE WITH THE REQUIREMENTS OF ASTM A153.
2. THE STANDARD HEX NUTS, ANCHOR PLATES AND LOCK NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36.
3. LONGITUDINAL REINFORCEMENT IN THE PARAPET SHALL CLEAR ANCHOR PLATE.
4. ALL ANCHORAGE MATERIAL SHALL BE PAID FOR AS PART OF THE PAY ITEM "END ANCHORAGE - BRIDGE TYPE" (ROADWAY ITEM).
5. THIS DETAIL SHALL BE USED TO ANCHOR THREE-CABLE GUIDE RAILING AT THE TRAILING END OF 3'-6" HIGH PARAPETS ON ONE-WAY ROADS ONLY. PARAPET HEIGHTS LOWER THAN THIS SHALL BE REFERED TO STRUCTURE DESIGN UNIT.
6. CABLE ENDS SHALL BE FABRICATED FROM MALLABLE IRON OR CAST STEEL. THE CABLE SPLICE AND WEDGE SHALL BE FABRICATED FROM MALLABLE IRON OR ASTM A536 DUCTILE IRON GRADE 65-45-122.
7. ALL CABLE ENDS AND SPLICES SHALL BE DESIGNED TO USE THE WEDGE SHOWN IN DETAIL G AND SHALL DEVELOP THE FULL STRENGTH OF THE ¾" ROUND CABLE 25,000 LBS. THE CABLES, ENDS, AND SPLICES SHALL BE HOT DIPPED GALVANIZED AS INDICATED IN THE MATERIAL SPECIFICATIONS FOR CABLE GUIDERAILINGS. DO NOT GALVANIZE THE CABLE WEDGE SHOWN IN DETAIL G.



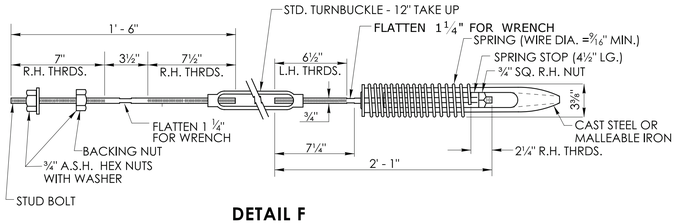
FRONT VIEW
ANCHOR ANGLE DETAIL



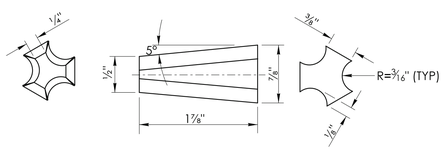
CABLE END ASSEMBLY ROD CONNECTION
TO CABLE ANCHOR ANGLE DETAIL



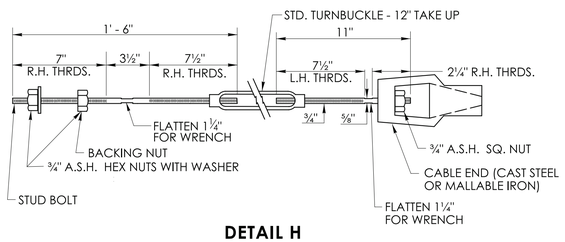
DETAIL E
CABLE SPLICE
USE WITH WEDGE AS SHOWN IN DETAIL N (SEE NOTES 8,9, AND 10).



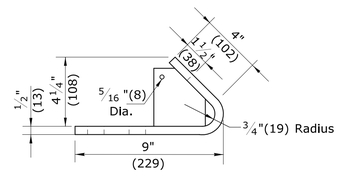
DETAIL F
SPRING CABLE END ASSEMBLY
(COMPENSATING DEVICE)
(SEE NOTE 2)



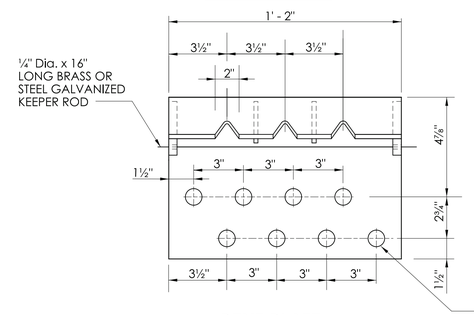
DETAIL G
TYPICAL WEDGE FOR ALL CABLE SPLICES AND CABLE FITTINGS
(DO NOT GALVANIZE)



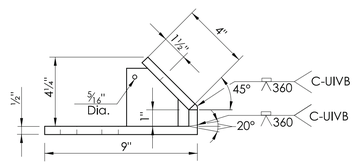
DETAIL H
STEEL TURNBUCKLE CABLE END ASSEMBLY
(SEE NOTE 2)



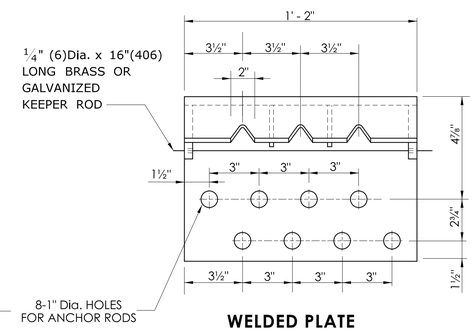
SIDE VIEW



BENT PLATE
ANCHOR ANGLE DETAILS



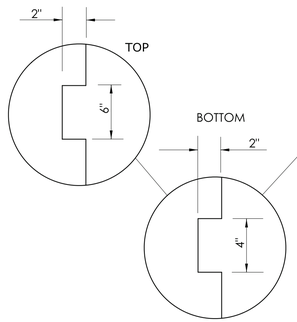
SIDE VIEW



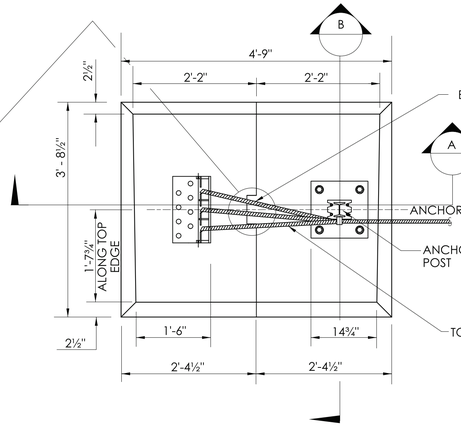
WELDED PLATE
ANCHOR ANGLE DETAILS

	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Digitally signed by Leo Fontaine, P.E. Date: 2022.10.07 12:23:28-04'00'	APPROVED BY: Digitally signed by Calabrese, Michael Date: 2022.11.02 10:24:56-04'00'	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET	STANDARD SHEET TITLE: THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 2	STANDARD SHEET NO.: HW-918_01b

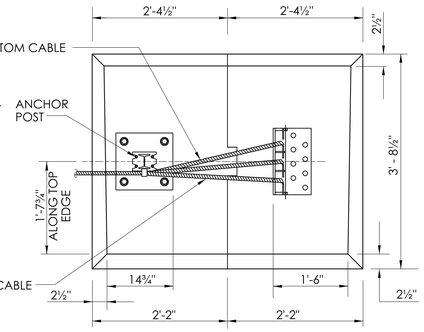
PLOTTED DATE: 10/7/2022



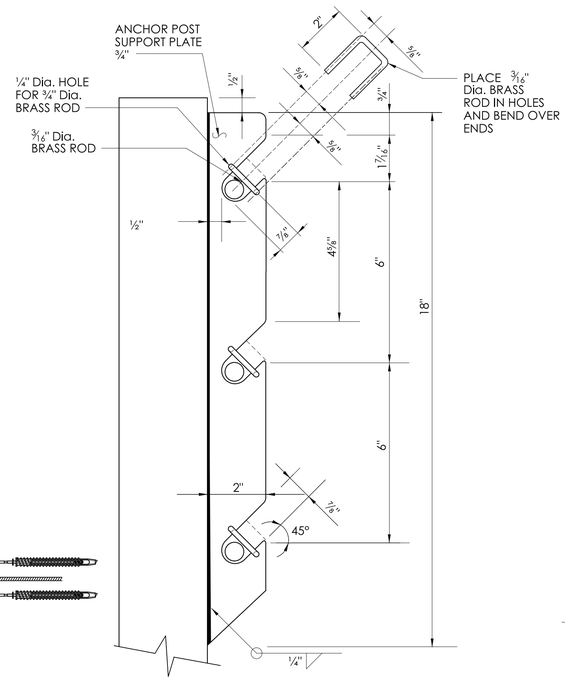
TAPERED KEYWAY DETAIL



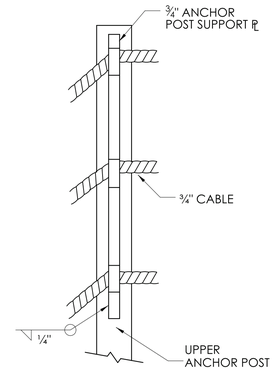
ANCHOR UNIT
TOP VIEW LEFT HAND



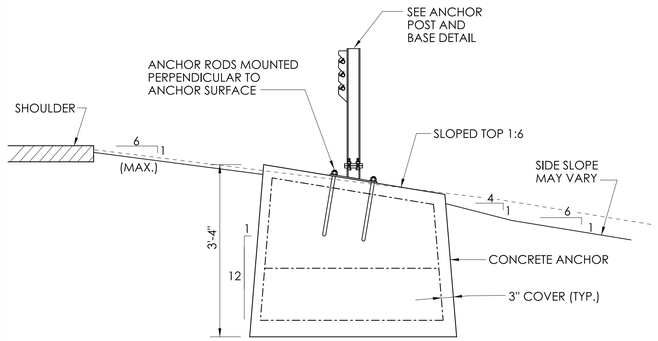
ANCHOR UNIT
TOP VIEW RIGHT HAND



SIDE VIEW OF UPPER ANCHOR POST AT TOP

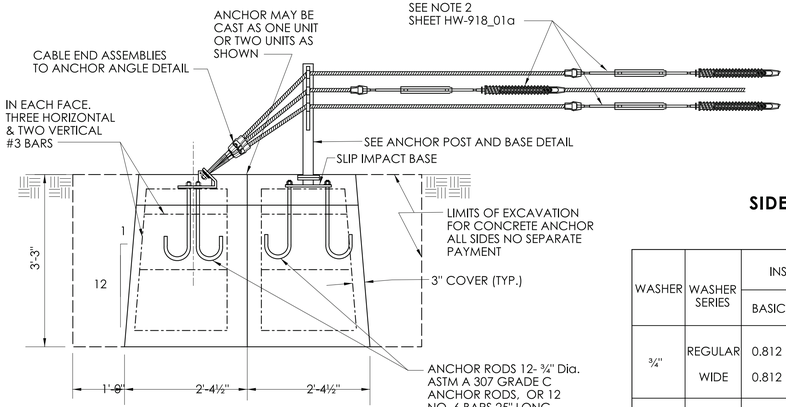


FRONT VIEW OF POST TOP
(ROAD SIDE)



SECTION B-B

OFFSET AND GRADES FOR INSTALLATION
(LEFT HAND)

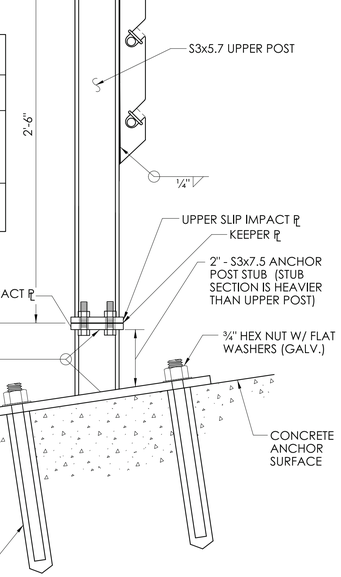


SECTION A-A

ANCHOR UNIT WITH REINFORCEMENT (TWO PIECE) LEFT HAND

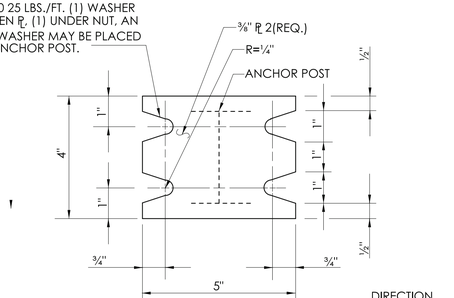
WASHER	WASHER SERIES	INSIDE DIAMETER "A"			OUTSIDE DIAMETER "B"			THICKNESS "C"		
		BASIC	TOLERANCE		BASIC	TOLERANCE		BASIC	MAX.	MIN.
			PLUS	MINUS		PLUS	MINUS			
¾"	REGULAR	0.812	0.030	0.007	1.469	0.030	0.007	0.134	0.160	0.108
	WIDE	0.812	0.030	0.007	2.000	0.030	0.007	0.165	0.192	0.136
½"	NARROW	0.531	0.015	0.005	1.062	0.030	0.007	0.095	0.121	0.074

WASHER TABLE AND WASHER DETAIL

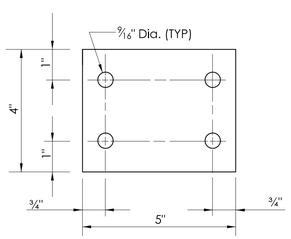


ANCHOR POST AND BASE DETAIL
NOTE: SEE THE ANCHOR UNIT DETAIL FOR TYPICAL INSTALLATION

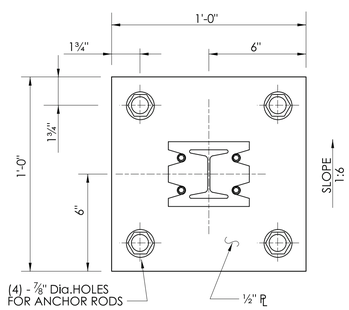
½" BOLT, 2½" LONG WITH NUT AND (3) WASHERS TORQUE TO 25 LBS./FT. (1) WASHER UNDER HEAD,(1) BETWEEN ℄, (1) UNDER NUT, AN ADDITIONAL 1/16" THICK WASHER MAY BE PLACED BETWEEN ℄ TO PLUMB ANCHOR POST.



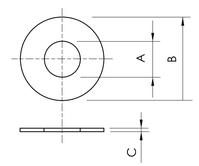
SLIP IMPACT BASE
(KEEPER PLATE NOT SHOWN)



KEEPER PLATE
(28 GA. GALV. STEEL, PAINTED ORANGE)



ANCHOR POST AND BASE PLATE



	NOT TO SCALE	SIGNATURE BLOCK: OFFICE OF ENGINEERING 2800 BERLIN TURNPIKE NEWINGTON, CT 06111	SUBMITTED BY: Digitally signed by Leo Fontaine, P.E. Date: 2022.09.27 15:15:26-04'00'	APPROVED BY: Digitally signed by Calabrese, Michael Date: 2022.11.08 09:43:30-05'00'	STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION	CTDOT STANDARD SHEET

STANDARD SHEET TITLE: **THREE CABLE GUIDERAIL (I-BEAM POSTS) SHEET 3**

STANDARD SHEET NO.: **HW-918_01c**

PLOTTED DATE: 9/22/2022

Terry Mahanna

From: Syl Pauley <Syl.pauley@neccog.org>
Sent: Monday, December 11, 2023 1:19 PM
To: Jana Roberson
Cc: Margaret Washburn
Subject: KA&G 14-Lot Residential Subdivision

Hi Jana,

I have reviewed plans for David Held's proposed 14-lot subdivision (dated October 30, 2023 with revision date of November 15, 2023), which is located between Wauregan Road (Route 205) and Gorman Road, for a planning and zoning commission application. I have no issues the overall plan set and find it to be acceptable with respect to engineering design.

Syl

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone:

January 3, 2024

RECEIVED
JAN 9 2024
By

Mr. David J. Held, P.E., L.S.
Provost & Rovero, Inc.
P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Dear Mr. Held:

Subject: KA&G Investments
Wauregan Road / Route 205
Town of Brooklyn

This office has completed our review of the submitted plans entitled, "KA&G Investments – Wauregan Road – Brooklyn, Connecticut" dated October 30, 2023, and last revised December 19, 2023. We find the proposal acceptable with no further comments at this time. However, your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following:

1. Proof of Town approval must be submitted prior to the issuance of an encroachment permit.

As regulated by Connecticut General Statute 13b-17, no work is to commence within the State right of way without first obtaining a DOT encroachment permit. In order to obtain the required encroachment permit, the following documents must be provided:

- Proof of town approval.
- Two complete sets of the latest town-approved plans (40 scale or larger).
- A completed encroachment permit application (State Form PMT-1 Rev. 5/91).
- A Bond on State Form CLA-5 in the amount of $10,000 in the owner or developer's name.
- Proof of minimum insurance requirements (General Liability of $1,000,000 and Aggregate of $2,000,000). Insurance may be carried by the contractor.
- A check or money order in the amount of $70 payable to "Treasurer – State of Connecticut."

These forms, along with additional information, may be obtained at www.ct.gov/dot.

This approval is valid for 3 years from the issue date of this letter.

If you have any questions in regard to this matter, please contact Mr. Gary Brigham of this office at (860) 823-3114, or by email at gary.brigham@ct.gov.

Sincerely,

George C. Santos
Special Services Section Manager
Bureau of Highway Operations

cc: Brooklyn Planning and Zoning

Terry Mahanna

From: Richard Calarco <richard_calarco@yahoo.com>
Sent: Tuesday, February 6, 2024 12:05 PM
To: Terry Mahanna
Subject: 02-002

Hi! the conservation commission on Monday feb 5th meeting voted to recommend the field in line of open space for the subdivision. Please note the commission held on site walk on January 15th on this property

Please inform the planning and zoning commission

thank you

Richard Calarco

860-373-6190

RECEIVED
DEC 27 2023
By

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____ Application # SD 23-003
Check # 282 $2,210.00

APPLICATION FOR SUBDIVISON/RESUBDIVISION

Name of Applicant TETREAULT BUILDING COMPANY Phone 860 377-7533
Mailing Address 25 MAIN ST STE 2, PUTNAM CT
Applicants Interest in the Property OWNER

Property Owner TETREAULT BUILDING COMPANY Phone 860 377-7533
Mailing Address 25 MAIN ST STE 2, PUTNAM, CT

Name of Engineer/Surveyor ARCHER SURVEYING LLC
Address 18 PROVIDENCE RD, BROOKLYN CT
Contact Person PAUL ARCHER Phone 860 779-7776 Fax

Name of Attorney
Address
Phone Fax

Subdivision ✓ Re subdivision
Property location WAREBAN ROAD - RT 205
Map # 23 Lot # 38 Zone RA Total Acres 15± Acres to be Divided 15±
Number of Proposed Lots 7 Length of New Road Proposed 435' PRIVATE
Sewage Disposal: Private ✓ Public
Note: Hydrological report required by Section 11.6.2
Length of new Sewer proposed: Sanitary Storm
Water: Private Public

Is parcel located within 500 feet of an adjoining Town? N/O

The following shall accompany the application when required:
4.2.2 **Fee $** **State ($60.00)** 4.2.3 Sanitary Report 4.2.5, 3 copies of plans
4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
4.2.6 Erosion & Sediment Control Plans
4.2.7 Certificate of Public Convenience and Necessity
4.2.8 Applications filed with other Agencies

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

Applicant: Mark A Tetreault Date 12-26-23

Owner: Mark A Tetreault Date 12-26-23

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

ARCHER Surveying L.L.C.
KWP associates
18 Providence Road, Brooklyn CT 06234
Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240

DAS 12/29/23
Rev 1/26/24

Tetreault Building Company
Proposed Subdivision and Private Road
Revised Drainage Calculations

Description –

The current proposal proposes to provide a 480' long private road for access to 7 proposed lots on Wauregan Road, CT Rte. 205 in Brooklyn, CT. The proposed road has been revised from an earlier concept to provide a single drainage inlet at the cul-de-sac with the road graded from north to south with a minor cut section in the existing terrain. The cul-de-sac is proposed to have a double catch basin with a 4' deep sump.

A short length of 15" ADS pipe connects the catch basin to the outlet structure, labelled on the plan as recharge/energy dissipater. This feature consists of 9 – 4x4x4 Concrete Leaching Galleys place side by side, in a bed of modified rip rap approximate 6' deep, 14' wide and 40' long. Twelve inches of the stone bed will be under the concrete units, with an addition 12" over the tops. This stone surface will extend to the final grade and will provide a less aggressive means of discharging storm water than a rip-rap outlet or simple level spreader. It is expected that during less intense storm events, this configuration will provide recharge to the ground water system rather than fill to the point of overflow. During more intense storm events the up welling waters will seep onto the surrounding grass surface and ultimately recharge the downstream wetlands.

Watershed Conditions –

The attached plan shows the watershed area contributing to this inlet structure as approximately 1.76 acres. The surface cover in the developed condition will have a combination roof top, pavement and lawn. These are estimated at 3000 sf, 16,400 sf, and 57,400 sf respectively for a weighted surface coefficient of 0.6.

Hydrologic / Review –

Using the Rational Runoff Method, we calculate that the discharge of a storm system is equal to the Storm Intensity (i) x the watershed area (A) x the surface coefficient (C). In this

situation using a 10 minute time of concentration and a 25 year return interval the values present themselves as Q = 4.2 iph x 1.76 ac x 0.6 = 4.44 cfs.

The pipe from the inlet to the Dissipater is 15" ADS with a slope of 5.3% and a full capacity of 10.9 cfs. This is acceptable and will handle to calculated stormflow. \

Discharge Considerations –

The Dissipater functions similarly to a level spreader with the added benefit of dispersing the stormflow through infiltration and in extreme cases passive overflow from the stone bed to the surface. The Dissipater (18'x40'x 6') contains nine 4x4x4 leaching galleys and provides approximately 2450 cubic feet of storage. Located in Hinckley soils with a published infiltration rate in excess of 20 inches per hour (40ft per day).

The 25-year design storm presented above generates 2664 cubic feet of water for that short duration, essentially storing 92% of the total volume in the Dissipater. This will be recharged directly to the soil, with the balance percolating through the stone surface. The area surrounding the stone bed is to be maintained as lawn.

It is commonly thought that 90% of all storms result in 1" or less precipitation regardless of duration. One inch of rainfall over this study area generated approximately 3850 cubic feet of runoff. The first 2450 cubic feet will be retained, 1400 cubic feet to either recharge or overflow. Hinckley soils with an infiltration rate of 40 ft/day should theoretically be able to process 9600 cubic feet per day for the interface area provided by the Dissipater, so depending on the duration of a particular storm event, it is clear that the recharge component is substantial.

1/26/24 Additional Commentary –

A follow-up review has noted that the methodology presented above is note in strict conformance with Town of Brooklyn's Zoning Regulations section 7.H.3 which refers to the CT Stormwater Quality Manual, specifically section 7.4 - Pollution Reduction, WQV; section 7.5 - Groundwater Recharge; and, section 7.6 -Peak Flow Control

The Water Quality Volume and the Ground Water Recharge volume as calculated using the CT Storm Water Quality Manual for the 1.76 Acre watershed contributing to the drainage collection system is 1742 cu. ft. This only 70% of the available storage provided in the Dissipater, under typical dry conditions. It has been observed that the even though Hinckley soils are generally very well drained, there is a possibility that some of the dissipater's function may be diminished due occasional elevated soil water levels. The test pits evaluated for septic system suitability on lots 3 and 7 indicate that the B and C horizons are generally coarser soils, with some sands and gravels. The percolation tests, likewise confirm that these soils have high conductivity characteristics.

Peak Flow Control per the Manual

7.6.1 Stream Channel Protection *– not applicable, less than 1 Acre Impervious*

7.6.2 Conveyance Protection *– connecting pipe between basin and dissipater sized in excess of 10-year, 24 hour storm*

7.6.3 Peak Run-off Attenuation *– The change in surface cover of 19,400 sf over the catchment area of 1.74 results adjusts the cover coefficient from 0.5 to 0.6 or a* $\Delta C=0.1$

The change in flow from pre to post development is equal to the $\Delta C \times I \times A$*, therefore*
ΔQ *10 year 24 hour storm = 0.1 x 0.20 iph x 1.76 = 0.0352 cfs or 3050 cu ft.*
ΔQ *25 year 24 hour storm = 0.1 x 0.23 iph x 1.76 = 0.0405 cfs or 3500 cu ft.*
ΔQ *100 year 24 hour storm = 0.1 x 0.29iph x 1.76 = 0.0510 cfs or 4400 cu ft.*

These volume increases are accommodated by the proposed dissipater through storage, infiltration and when needed seepage to the surface(see above)

7.6.4 Emergency Outlet Sizing *– by extending the rip rap to the surface, 900 sq ft. of area available to slowly relieve any overmatching of the dissipater by an unusually rare and powerful storm event.*

7.6.5 Down Stream Analysis *– The watershed contributing to the dissipater is 1.74 acres. Any runoff that exceeds the storage volume provide will first infiltrate to help recharge the soil moisture and if further exceeded during extreme events will up-well to the surface and run overland to Creamery Brook. The Creamery Brook Watershed is nearly 1000 acres in size and contains a large wetland system.*

The construction of this road and driveways will have no perceptible impact downstream

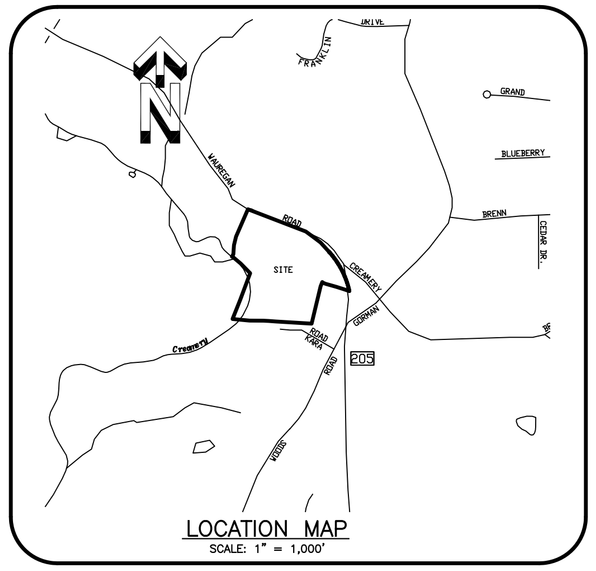
7 LOT CONSERVATION SUBDIVISION

PREPARED FOR

Tetreault Building Company

Wauregan Road - Route #205
Brooklyn, Connecticut

October 27, 2023
Revised: January 25, 2024



LOCATION MAP
SCALE: 1" = 1,000'

PREPARED BY

ARCHER Surveying LLC.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP associates
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING

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

Certified Soil Scientist

Any Changes to These Plans Within 200' of Wetlands or Watercourses must be Resubmitted to the Brooklyn Inland Wetlands Commission.

The Applicant will contact the Brooklyn Inland Wetlands Commission or its agent after all erosion and sediment control measures are installed, prior to any construction or excavation on the property.

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

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

APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

CHAIRMAN DATE

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

INDEX OF DRAWINGS

Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary
  Original on Proposed Boundary
- Intent: 7 Lot Conservation Subdivision

2. Total Area of Subdivision = 6.53 Acres

3. North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.

4. Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System

5. Topographic features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-D", Contour Interval=2', Vertical Datum = Approx. NAVD 88.

6. Zone = RA

7. Parcel is shown as Lot #38 on Assessor's Map #23

8. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area

9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in February 2023

10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base Mapping

11. Parcel does not lie within an aquifer protection area

12. The Conservation Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.

14. Passive Solar Energy techniques were considered in the design of the subdivision

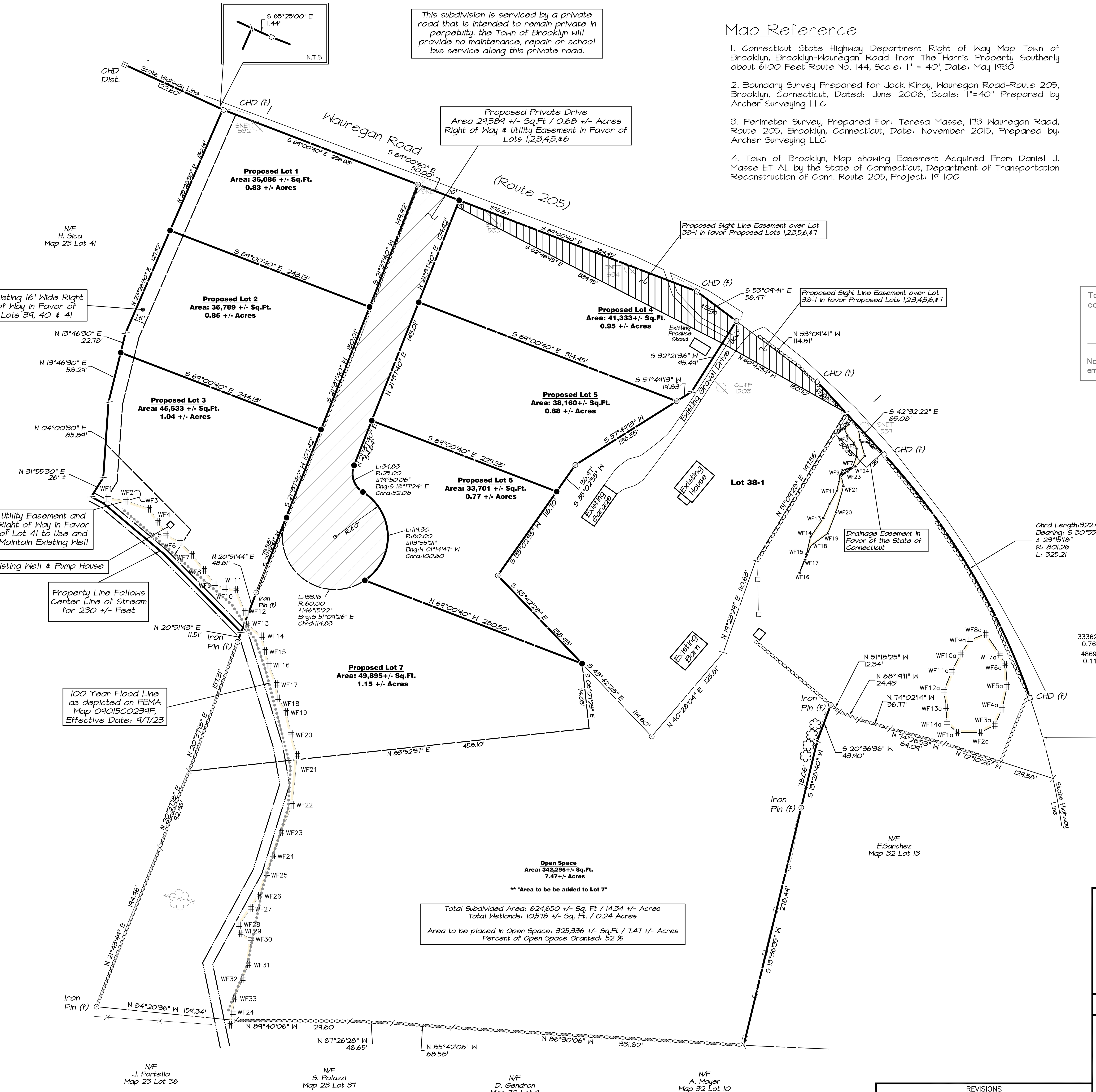
Map Reference

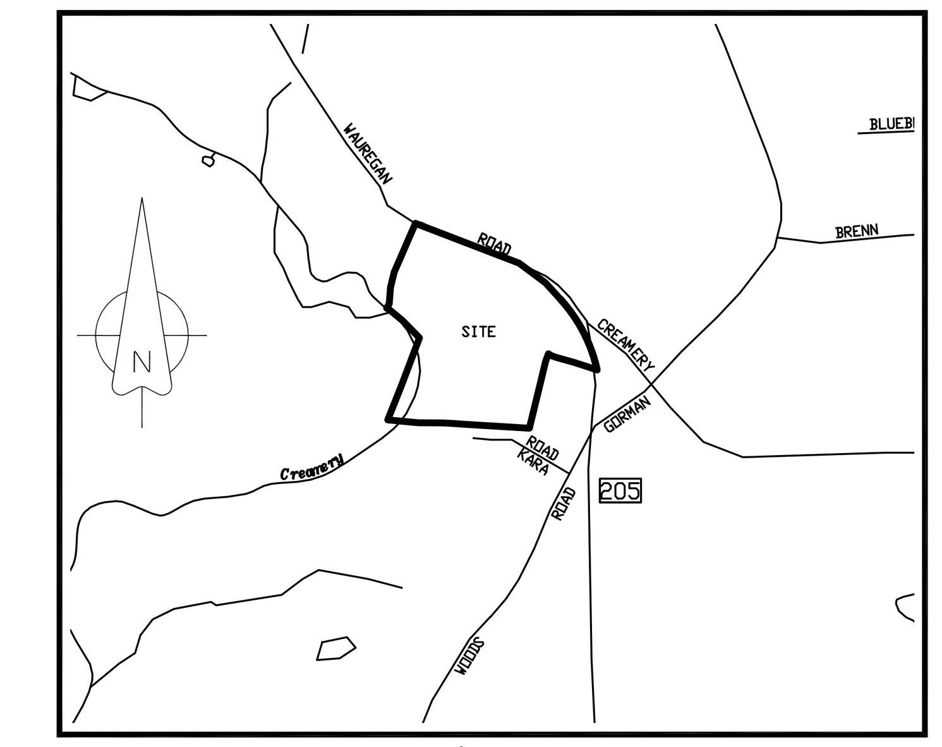
1. Connecticut State Highway Department Right of Way Map Town of Brooklyn, Brooklyn-Wauregan Road from The Harris Property Southerly about 6100 Feet Route No. 144, Scale: 1" = 40', Date: May 1930

2. Boundary Survey Prepared for Jack Kirby, Wauregan Road-Route 205, Brooklyn, Connecticut, Dated: June 2006, Scale: 1"=40" Prepared by Archer Surveying LLC

3. Perimeter Survey, Prepared For: Teresa Masse, 173 Wauregan Raod, Route 205, Brooklyn, Connecticut, Date: November 2015, Prepared by: Archer Surveying LLC

4. Town of Brooklyn, Map showing Easement Acquired From Daniel J. Masse ET AL by the State of Connecticut, Department of Transportation Reconstruction of Conn. Route 205, Project: 19-100





Location Map

SCALE

1" = 1000 FT

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

01/25/2024

Paul M. Archer, Conn. L.S. #70013

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

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- TREELINE
- SOIL LINE
- 100 YEAR FLOOD LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN "found"
- IRON PIN "to be set"
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE
- SOILS TYPE

REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.
12/28/23	Misc.
01/25/24	Misc.

Subdivision Plan

"Seven Lot Conservation Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=60'

0 30 60 120

ARCHER Surveying L.L.C.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP associates

LOUIS J. SOJA, JR.

Sheet No.	2 OF 9	Project No.	AS 2223	Date:	October 27, 2023

Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996

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6. Zone = RA

7. Parcel is shown as Lot #38 on Assessor's Map #23

8. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area, Map 09015C0234F, Effective Date: 9/1/23

9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in February & December of 2023

10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base Mapping

11. Parcel does not lie within an aquifer protection area

12. The Conservation Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.

14. Passive Solar Energy techniques were considered in the design of the subdivision

Soil Data:

13	Walpole sandy loam
38C	Hinckley loamy sand
108	Saco silt loam, frequently ponded
701A	Ninigret fine sand loam

This subdivision is serviced by a private road that is intended to remain private in perpetuity. the Town of Brooklyn will provide no maintenance, repair or school bus service along this private road.

Map Reference

1. Division of Property, First Time Split Prepared For Tetreault Building Company IIc, 173 Wauregan Road "Route 205", Brooklyn, Connecticut, Scale: 1" = 60', Date: June 1, 2023, Prepared by: Archer Surveying LLC

1. Connecticut State Highway Department Right of Way Map Town of Brooklyn, Brooklyn-Wauregan Road from The Harris Property Southerly about 6100 Feet Route No. 144, Scale: 1" = 40', Date: May 1930

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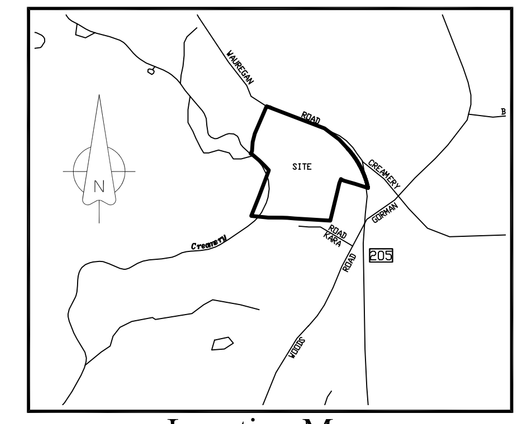
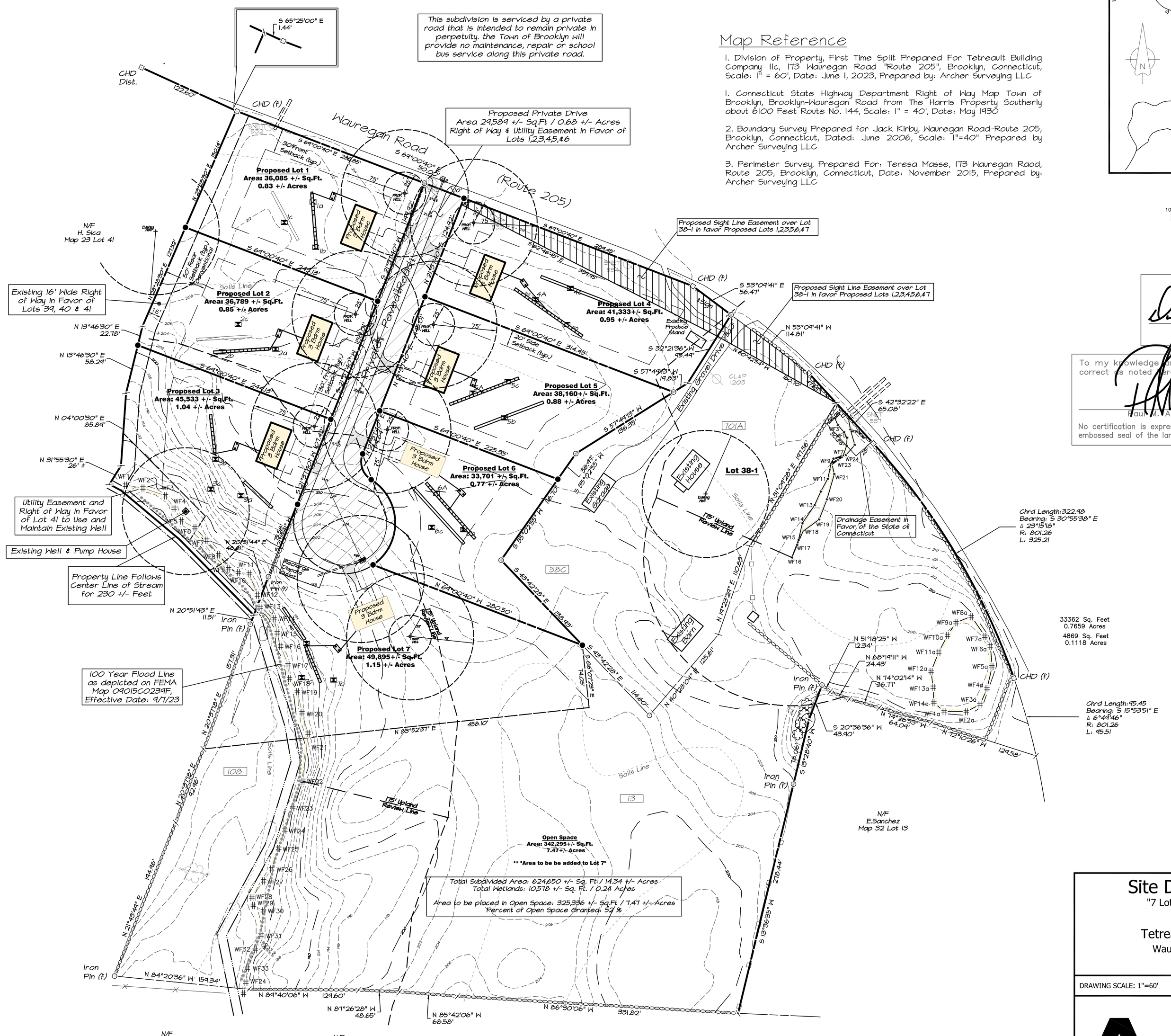


Location Map

SCALE

1000 0 1000

1" = 1000 FT



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- TREELINE
- SOIL LINE
- 100 YEAR FLOOD LINE
- 100 — EXISTING INDEX CONTOUR
- 100 — EXISTING CONTOUR
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- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- CL&P 1645 — UTILITY POLE
- 108 — SOILS TYPE

DAVID A. SMITH, P.E. #14173 — 01/25/2024 — DATE

NOT VALID UNLESS SEAL IS AFFIXED HERETO

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

Paul M. Archer, Conn. L.S. #70013 — 01/25/2024

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

Site Development Plan

"7 Lot Conservation Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=60' — 0 30 60 120

REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.
12/28/23	Misc.

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING

Sheet No.	Project No.	Date:
3 OF 9	AS 2223	October 27, 2023

Notes

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6. Zone = RA

7. Parcel is shown as Lot #38 on Assessor's Map #23

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9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist February & December 2023.

10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base Mapping

11. Parcel does not lie within an aquifer protection area

12. The Conservation Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.

14. Passive Solar Energy techniques were considered in the design of the subdivision

15. Sight Line was taken: 15' off the travel Way & at 40" height

This subdivision is serviced by a private road that is intended to remain private in perpetuity. the Town of Brooklyn will provide no maintenance, repair or school bus service along this private road.

Archer Surveying LLC
18 Providence Road, Brooklyn, Connecticut
01/25/2024
DAVID A. SMITH, P.E. 14173 DATE
NOT VALID UNLESS SEAL IS AFFIXED HERETO

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

01/25/2024
Paul M. Archer, Conn. L.S. #70013

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

REVISIONS	
DATE	DESCRIPTION
12/8/2023	Misc Edits
12/18/2023	Planners Comments, Revised Road Design
12/27/2023	Misc. Edits
01/04/2024	Health Department Comments
01/15/2024	Engineers Comments
01/25/2024	Engineers Comments

Site Development Plan

"7 Lot Conservation Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

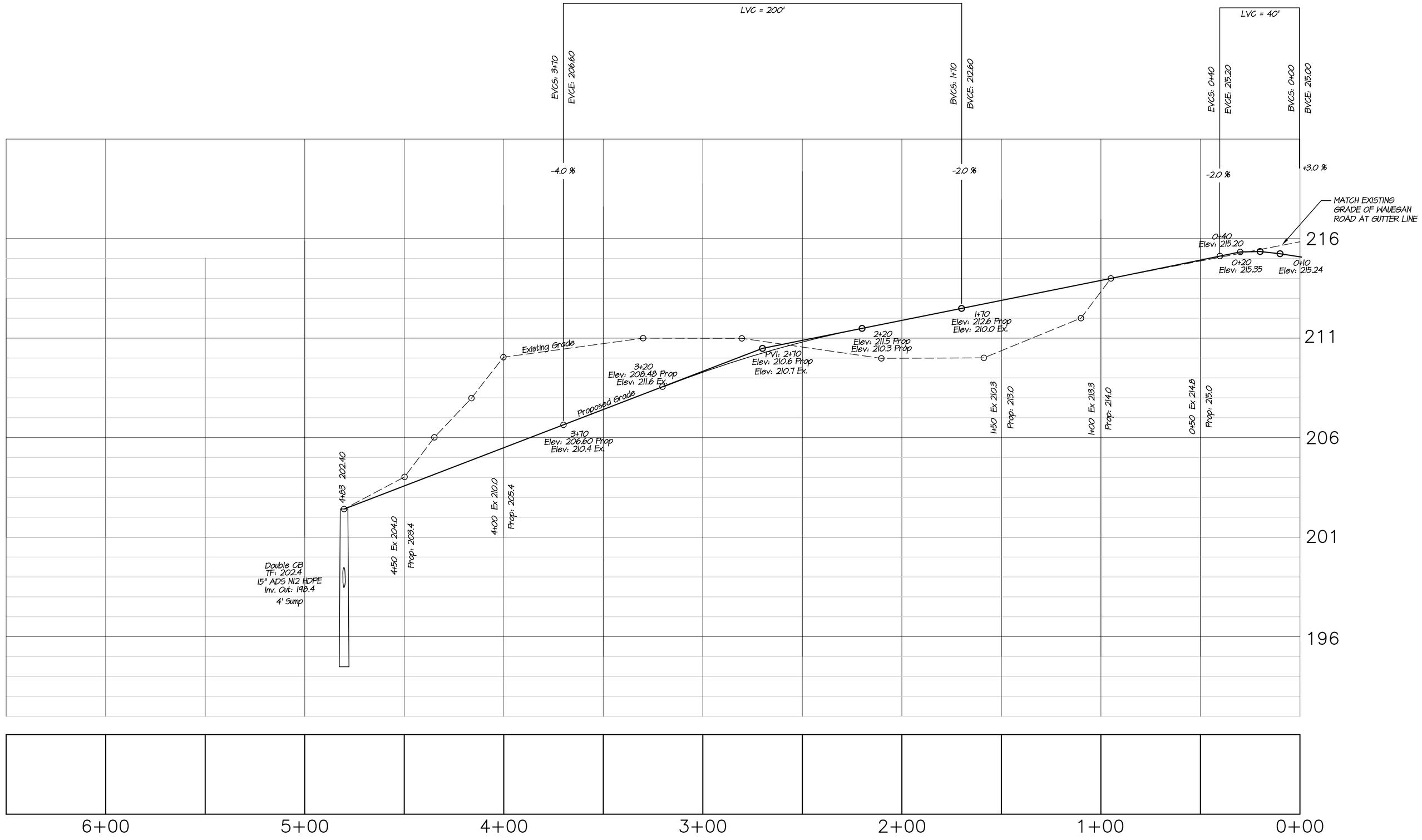
DRAWING SCALE: 1"=30' 0 15 30 60

ARCHER Surveying L.L.C.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP associates — SURVEYING • ENGINEERING • SITE PLANNING

LOUIS J. SOJA, JR. — LAND SURVEYING-LAND PLANNING

Sheet No. 4 OF 9 | Project No. AS 2223 | Date: October 27, 2023



ROADWAY PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

Archer Surveying LLC
18 Providence Road, Brooklyn, Connecticut
DAVID A. SMITH, P.E. #14173 DATE 01/25/2024
NOT VALID UNLESS SEAL IS AFFIXED HERETO

Site Development Plan

"Road Profile"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

REVISIONS	
DATE	DESCRIPTION
12/18/23	Road Redesign
12/28/23	Misc.
01/15/24	Engineers Comments
01/25/24	Engineers Comments

ARCHER Surveying LLC.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP & associates
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING

Sheet No.	5 OF 9	Project No.	AS 2223	Date:	October 27, 2023

EROSION AND SEDIMENT CONTROL PLAN:

RESPONSIBLE PARTY:

Tetreault Building Company

PRIVATE ROADWAY CONSTRUCTION SEQUENCE:

1. Field stake proposed clearing limits and the roadway centerline. Staking shall be done by a licensed surveyor.
2. Contact CALL BEFORE YOU DIG at 1-800-422-4455 prior to the start of any excavation work on the site.
3. Hold a preconstruction meeting prior the start of work. Those present shall include the Town Representativ, property owner and general contractor.
4. Install a stabilized construction entrance where vehicles will be entering Wauregan Road. The construction entrance shall be maintained throughout site construction to prevent tracking of sediment onto Wauregan Road.
5. Cut any trees required for the roadway and drainage system construction.
6. Install perimeter erosion and sediment controls (silt fence or staked haybales).
7. Grub stumps and remove stone walls as necessary for roadway construction. Stumps shall be stockpiled in an upland area or removed from the site. No burying of stumps shall be permitted. Stones should be stockpiled on site for use in final landscaping or removed from the site.
8. Strip topsoil within the roadway limits and stockpile on site for reuse. Stockpiles shall be protected with a perimeter erosion control system. A vegetative cover may be required if stockpiles will remain for extended periods.
9. Cut and fill the roadway to establish the required subgrade elevations.
10. Install the proposed drainage system beginning with the recharge dissipate outlet and proceeding in an northerly direction to the double catch basin at the end of the proposed Road. Catch basin grates shall be protected with Silt-Sack or similar protective measures to prevent excessive sedimentation of the drainage system.
11. Install bank run gravel subbase and processed gravel base.
12. Place topsoil and grade all side slopes to within 2' of the proposed curbing.
13. Install bituminous concrete binder course.
14. Install curbing.
15. Place topsoil in remaining disturbed areas and seed and mulch all disturbed areas.
16. Install the final course of bituminous concrete pavement.
17. Following permanent stabilization of disturbed areas, the drainage system system shall be cleaned of excessive sediment. Sediment shall be disposed of in upland areas. Temporary erosion and sediment controls shall be removed and properly disposed of when no longer required.

DEVELOPMENT CONTROL PLAN (INDIVIDUAL LOTS):

1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Plainfield 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 representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. 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.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
   - the fence has been overtopped, undercut or bypassed by runoff water,
   - the fence has been moved out of position (knocked over), or
   - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
   - the barrier has been overtopped, undercut or bypassed by runoff water,
   - the barrier has been moved out of position, or
   - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

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.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment travelling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

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 hydroseeding.

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 reoccurrence 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).

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:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. 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.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
- Grade and landscape around buildings and septic systems to divert water away from them.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATIONS

LOT 1
TP 1A & 1B & 1C
Depth to restrictive layer = 36 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 3.33 min/in
System Size = 495 s.f.

Hydraulic Factor = 42.0
Flow Factor = 1.5
Perc Factor = 1.0

42.0 x 1.5 x 1.0 = 63'

MLSS = 63'

LOT 2
TP 2A & 2B & 2C
Depth to restrictive layer = 30 in.
Slope % = 3.0 %
Number of Bedrooms = 3
Percolation rate = 1.0 min/in
System Size = 495 s.f.

Hydraulic Factor = 42.0
Flow Factor = 1.5
Perc Factor = 1.0

42.0 x 1.5 x 1.0 = 63'

MLSS = 63'

LOT 3
TOP 3A & 3B & 3C
Depth to restrictive layer = 28 in.
Slope % = 16.0 %
Number of Bedrooms = 3
Percolation Rate = 1.0
System Size = 495 s.f.

Hydraulic Factor = 20.0
Flow Factor = 1.5
Perc Factor = 1.0

20.0 x 1.5 x 1.0 = 30'

MLSS = 30'

Lot 4
TP 4A & 4B & 4C
Depth to restrictive layer = 30 in.
Slope % = 2.0 %
Number of Bedrooms = 3
Percolation rate = 3.33 min/in
System Size = 495 s.f.

Hydraulic Factor = 62.0
Flow Factor = 1.5
Perc Factor = 1.0

62.0 x 1.5 x 1.0 = 93'

MLSS = 93'

LOT 5
TP 5A & 5B & 5C
Depth to restrictive layer = 26 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 2.5 min/in
System Size = 495 s.f.

Hydraulic Factor = 56.0
Flow Factor = 1.5
Perc Factor = 1.0

56.0 x 1.5 x 1.0 = 84'

MLSS = 84'

LOT 6
TOP 6A & 6B & 6C
Depth to restrictive layer = 22 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 2.5 min/in
System Size = 495 s.f.

Hydraulic Factor = 56.0
Flow Factor = 1.5
Perc Factor = 1.0

56.0 x 1.5 x 1.0 = 84'

MLSS = 84'

Lot 7
TP 7A & 7B & 7C
Depth to restrictive layer = 23 in.
Slope % = 12.0 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
System Size = 495 s.f.

Hydraulic Factor = 26
Flow Factor = 1.5
Perc Factor = 1.0

26.0 x 1.5 x 1.0 = 39'

MLSS = 39'

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: Donovan Moe, EHS

WITNESSED BY: Northeast District Department of Health DATE: 10/11/2023

TEST PIT: 1A

0"-20"	Topsoil/Organics
20"-48"	Brown Orange Fine Sandy Loam
48"-88"	Mottled Gray Very Fine Sandy Loam

MOTTLES:	48"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	32"
RESTRICTIVE:	48"

TEST PIT: 1B

0"-12"	Topsoil/Organics
12"-24"	Brown Orange Fine Sandy Loam
24"-36"	Tan Very Fine Sand
36"-86"	Compact Fine Sand, Hardpan with Rock

MOTTLES:	36"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	28"
RESTRICTIVE:	36"

TEST PIT: 1C

0"-8"	Topsoil/Organics
8"-18"	Brown Orange Fine Sandy Loam with Pebbles
18"-84"	Compact Sand/Gravel/Mottled

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	12"
RESTRICTIVE:	NO

TEST PIT: 2A

0"-6"	Topsoil/Organics
6"-30"	Brown Fine Sandy Loam
30"-84"	Mottled Tan Very Fine Sand
	Rotten Rock @50"

MOTTLES:	30"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	30"

TEST PIT: 2B

0"-12"	Topsoil/Organics
12"-44"	Brown Fine Sandy Loam
44"-82"	Compact Cobbly Sand, Hardpan

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	38"
RESTRICTIVE:	44"

TEST PIT: 2C

0"-38"	Topsoil/Organics
38"-52"	Brown Fine Sandy Loam
52"-88"	Compact Sand, Hardpan w/Rock

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	52"

TEST PIT: 3A

0" - 6"	Topsoil/Organics
6" - 28"	Orange Brown Med Sand w/Pebbles
28" - 42"	Mottled Tan Very Fine Sand
42" - 48"	Coarse Sand & Pebbles
48" - 92"	Gray Silty Loam

MOTTLES:	28"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	28"

TEST PIT: 3B

0" - 12"	Topsoil/Organics
12" - 24"	Brown Sandy Loam w/Fines
24" - 81"	Loose Sand & Pebbles

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	12"
RESTRICTIVE:	NO

TEST PIT: 3C

0" - 10"	Topsoil/Organics
10" - 24"	Orange Brown Med Sand w/Pebbles
24" - 42"	Tan Very Fine Sand
42" - 86"	Gray Silty Loam

MOTTLES:	42"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	42"

TEST PIT: 4A

0"-10"	Topsoil/Organics
10"-32"	Orange Brown Sandy Loam
32"-86"	Mottled Gray Very Fine Sandy Loam

MOTTLES:	32"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	32"

TEST PIT: 4B

0" - 9"	Topsoil/Organics
9" - 20"	Orange Brown Sandy Loam
20" - 62"	Mottled Gray Very Fine Sandy Loam
62" - 88"	Sandy Hardpan w/Cobbles

MOTTLES:	20"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	20"

TEST PIT: 4C

0" - 12"	Topsoil/Organics
12" - 26"	Orange Brown Sandy Loam
26" - 54"	Mottled Gray Very Fine Sandy Loam
54" - 92"	Sandy Loam Hardpan

MOTTLES:	26"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	26"

TEST PIT: 5A

0"-13"	Topsoil/Organics
13"-36"	Brown Sandy Loam
36"-85"	Mottled Gray Fine Sandy Loam

MOTTLES:	36"
GROUNDWATER:	85"
SEEPAGE:	68"
ROOTS:	NO
RESTRICTIVE:	36"

TEST PIT: 5B

0" - 12"	Topsoil/Organics
12" - 28"	Brown Sandy Loam
28" - 89"	Mottled Gray Fine Sandy Loam

MOTTLES:	28"
GROUNDWATER:	84
SEEPAGE:	58"
ROOTS:	NO
RESTRICTIVE:	28"

TEST PIT: 5C

0" - 14"	Topsoil/Organics
14" - 26"	Brown Sandy Loam
26" - 80"	Mottled Gray Fine Sandy Loam

MOTTLES:	26"
GROUNDWATER:	77"
SEEPAGE:	47"
ROOTS:	NO
RESTRICTIVE:	26"

TEST PIT: 6A

0"-10"	Topsoil/Organics
10"-27"	Brown Fine Sandy Loam
27"-96"	Mottled Gray Very Fine Sandy Loam

MOTTLES:	27"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	27

TEST PIT: 6B

0" - 6"	Topsoil/Organics
6" - 22"	Brown Fine Sandy Loam
22" - 96"	Mottled Gray Very Fine Sandy Loam

MOTTLES:	22"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	22"

TEST PIT: 6C

0" - 4"	Topsoil/Organics
4" - 98"	Sand & Gravels w/Large Rock

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	NO

TEST PIT: 7A

0"-30"	Topsoil & Junk Fill Material
30"-36"	Buried Top Soil
36"-74"	Red Brown Sandy Loam
74"-96"	Compact Sands & Gravel

MOTTLES:	74" (44" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	74" (44" orig. grade)

TEST PIT: 7B

0"-28"	Topsoil & Junk Fill Material
28"-32"	Buried Top Soil
32"-38"	Brown Sandy Loam
38"-95"	Compact Sands & Gravel *Not Suitable*

MOTTLES:	38" (10" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	38" (10" orig. grade)

TEST PIT: 7C

0"-20"	Topsoil & Junk Fill Material
20"-25"	Buried Top Soil
25"-43"	Orange Brown Sandy Loam
43"-110"	Mottled Gray Sandy Loam w/Cobbles

MOTTLES:	43" (23" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	43" (23" orig. grade)

PERCOLATION DATA
PERC 1 - DEPTH 22"

TIME	DROP (INCHES)
1:58	3.5
1:59	5.5
2:00	6.5
2:01	7.5
2:02	8.0
2:03	8.5
2:05	9.5
2:07	10.5
2:12	12.0
2:17	13.5

PERCOLATION RATE > 3.33MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 2 - DEPTH 26"

TIME	DROP (INCHES)
1:49	4.0
1:50	8.5
1:51	10.5
1:52	12.5
1:53	14.0
1:54	15.0
1:55	16.0
1:56	17.0

PERCOLATION RATE > 1 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 3 - DEPTH 22"

TIME	DROP (INCHES)
1:40	7.0
1:41	11.5
1:42	13.5
1:43	15.0
1:44	16.5

PERCOLATION RATE > 1 MIN./IN.

NOTES: 6" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 4 - DEPTH 28"

TIME	DROP (INCHES)
11:14	5.0
11:15	7.0
11:16	8.0
11:18	9.5
11:20	11.0
11:22	12.5
11:26	14.0
11:30	16.0
11:35	17.5

PERCOLATION RATE > 3.33MIN./IN.

NOTES: 10" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 5 - DEPTH 34"

TIME	DROP (INCHES)
11:25	4.5
11:27	6.5
11:31	8.5
11:37	10.0
11:42	11.5
11:47	13.0
11:52	14.5

PERCOLATION RATE > 3.33 MIN./IN.

NOTES: 16" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 6 - DEPTH 22"

TIME	DROP (INCHES)
1:07	3.0
1:12	6.0
1:17	7.5
1:22	9.0
1:27	11.0
1:32	13.0

PERCOLATION RATE > 2.5 MIN./IN.

NOTES: 6" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA
PERC 7 - DEPTH 34"

TIME	DROP (INCHES)
1:11	3.5
1:14	6.0
1:18	7.5
1:24	9.5
1:29	10.5
1:34	11.5

PERCOLATION RATE > 5 MIN./IN.

NOTES: 22" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

Detail Sheet

"7 Lot Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

REVISIONS	
DATE	DESCRIPTION
12/11/2023	Misc. Edits
12/28/2023	Misc. Edits

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP associates
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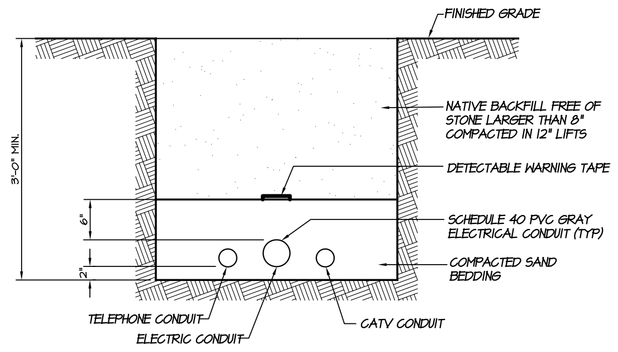
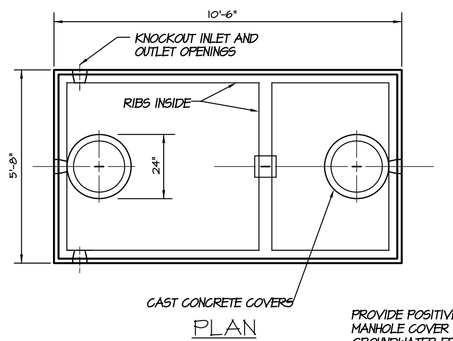


NOTE: CONTRACTOR SHALL PROVIDE SILT/CLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

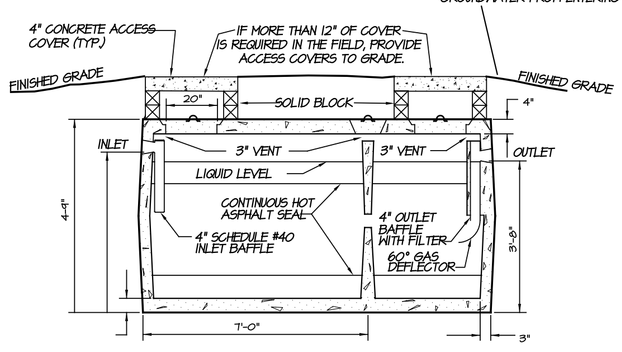
UNDERGROUND UTILITY TRENCH

NOT TO SCALE



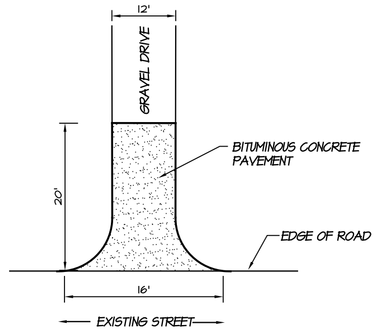
PLAN

PROVIDE POSITIVE GRADE AWAY FROM MANHOLE COVER TO PREVENT GROUNDWATER FROM ENTERING CHAMBER



CROSS SECTION

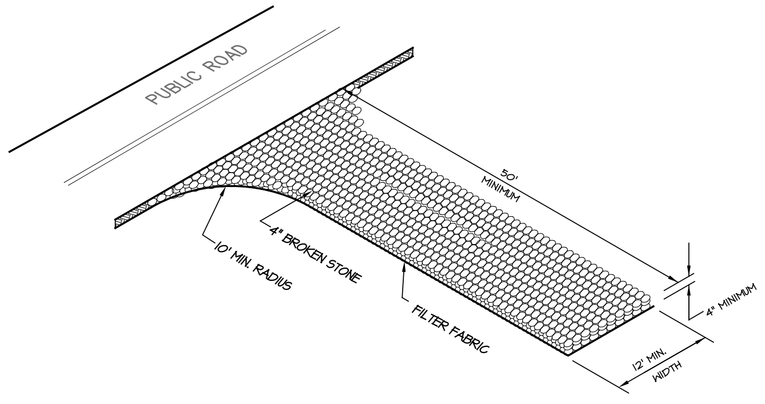
1000 GALLON 2 COMPARTMENT SEPTIC TANK



PAVED APRON

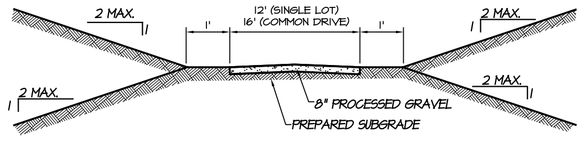
SINGLE DRIVE

NOT TO SCALE



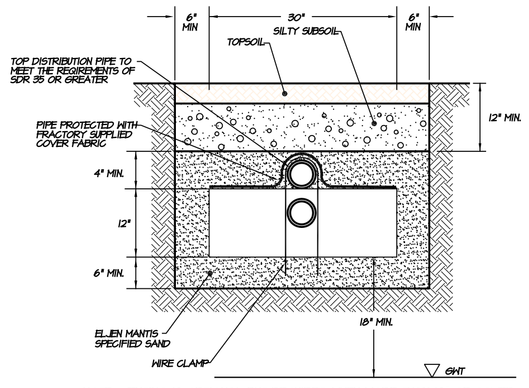
CONSTRUCTION ENTRANCE

NOT TO SCALE



GRAVEL DRIVE DETAIL

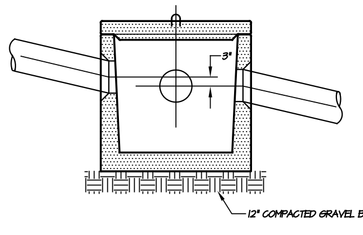
NOT TO SCALE



NOTE: VENTING IS OPTIONAL BUT REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

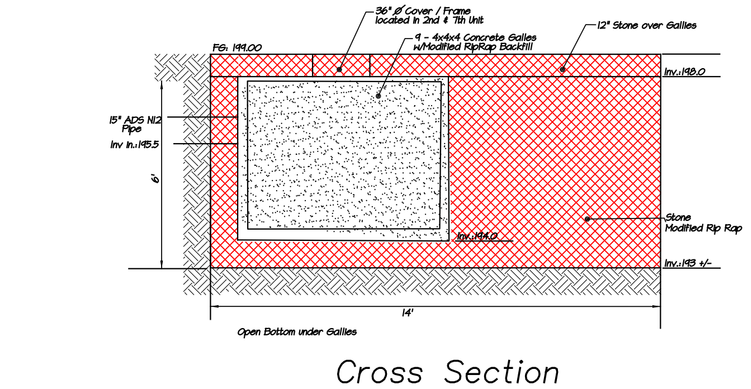
TYPICAL ELJEN MANTIS TRENCH SECTION

NOT TO SCALE



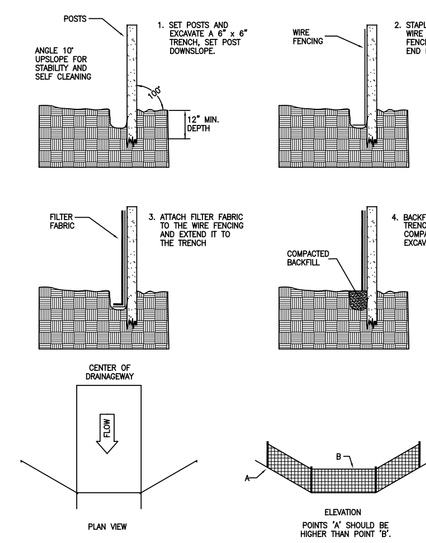
DISTRIBUTION BOX DETAIL

NOT TO SCALE



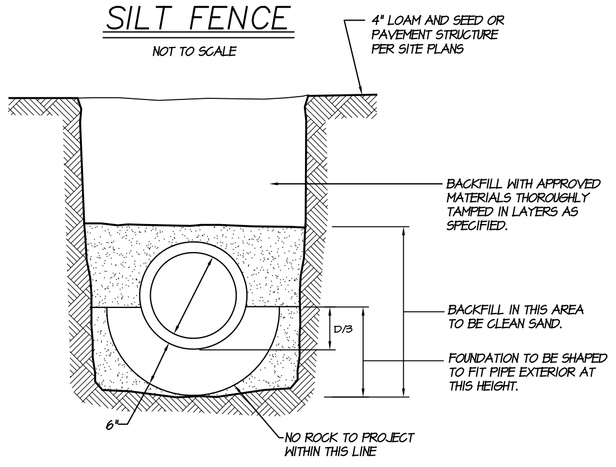
Cross Section
Recharge Disipate Oulet

NOT TO SCALE



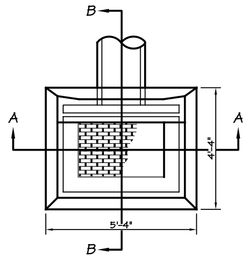
SILT FENCE

NOT TO SCALE



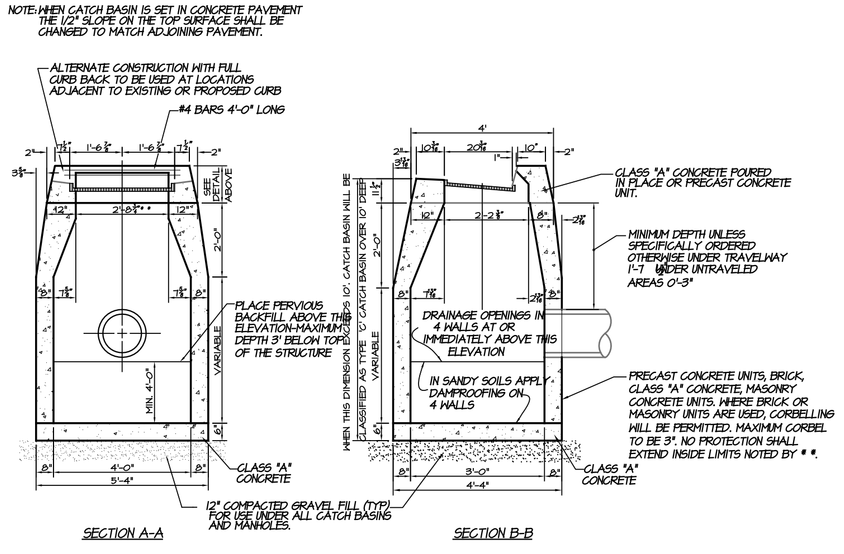
SANITARY SEWER / STORM DRAIN PIPE IN TRENCH DETAIL

NOT TO SCALE



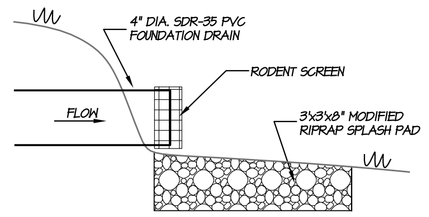
PLAN TYPE "C"

NOTE: WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 12" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.



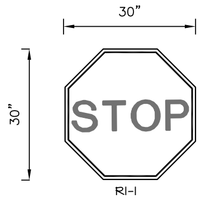
DOUBLE GRATE TYPE 'II' CATCH BASIN DETAIL

NOT TO SCALE



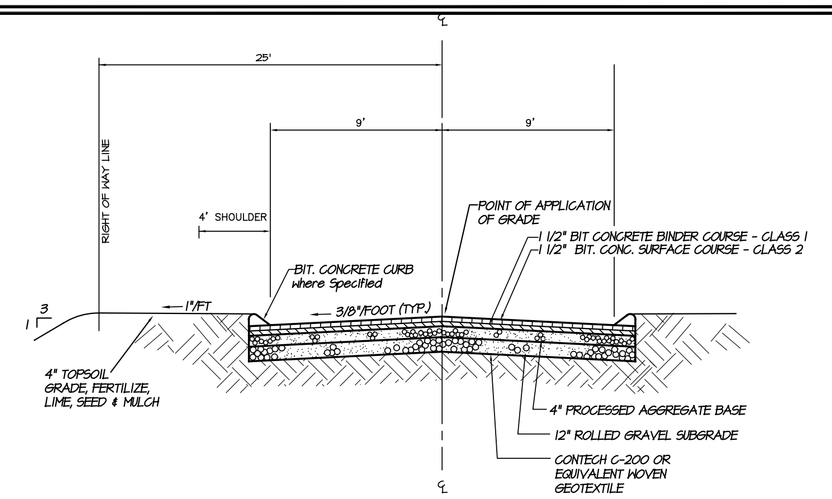
FOUNDATION DRAIN OUTLET

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

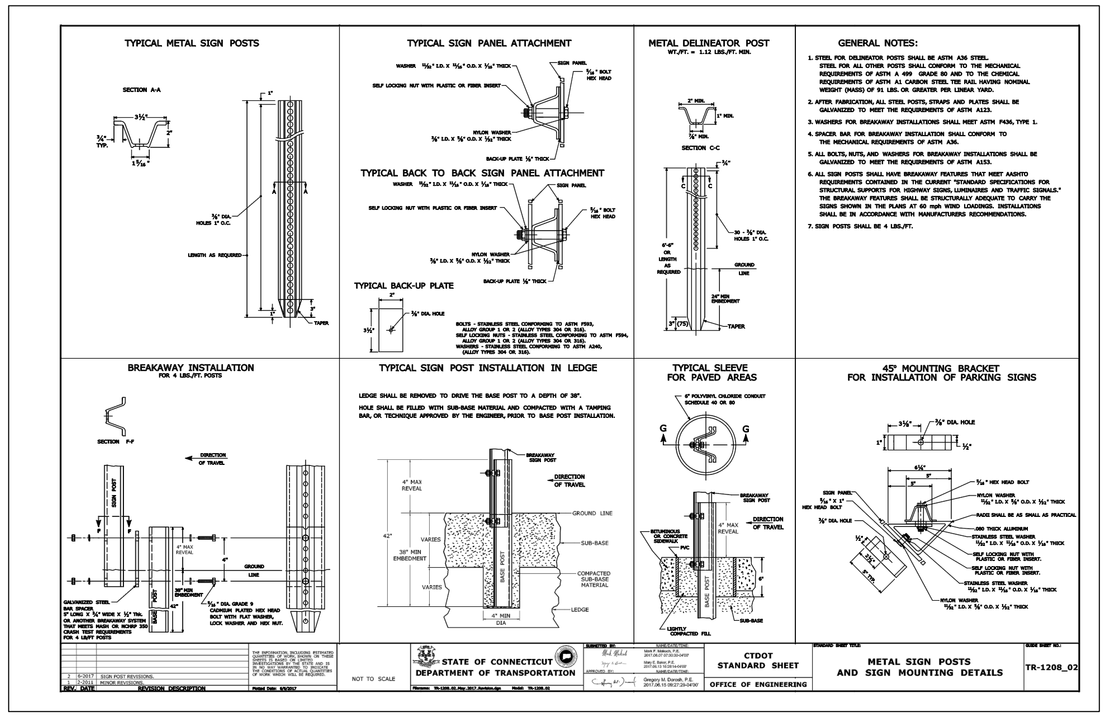


1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH

2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, A TACK COAT OF BITUMINOUS MATERIAL SHALL BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.

ROADWAY CROSS SECTION

NOT TO SCALE



Detail Sheet #2

"7 Lot Conservation Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

REVISIONS	
DATE	DESCRIPTION
12-7-23	Additional Details
12-28-23	Additional Details
01-15-23	Misc.
01-25-24	Engineers Comments

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP associates
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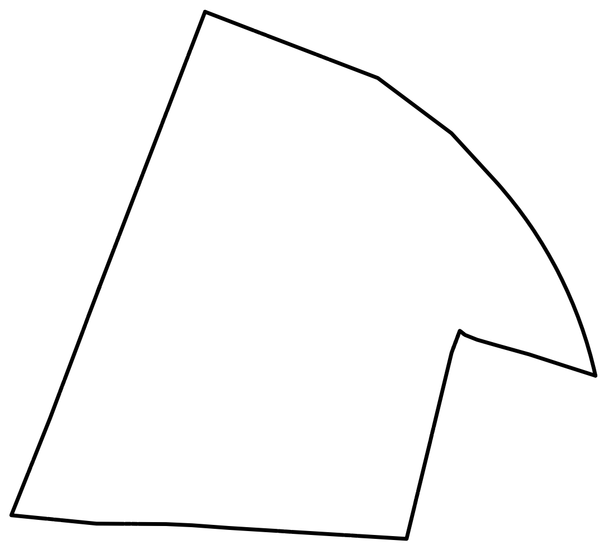
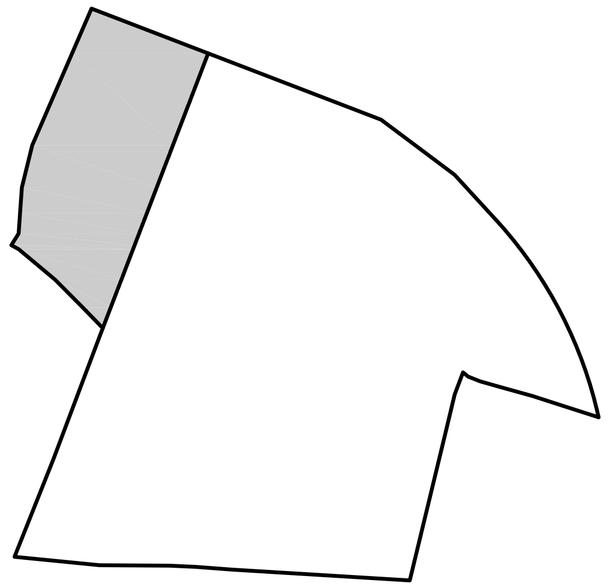
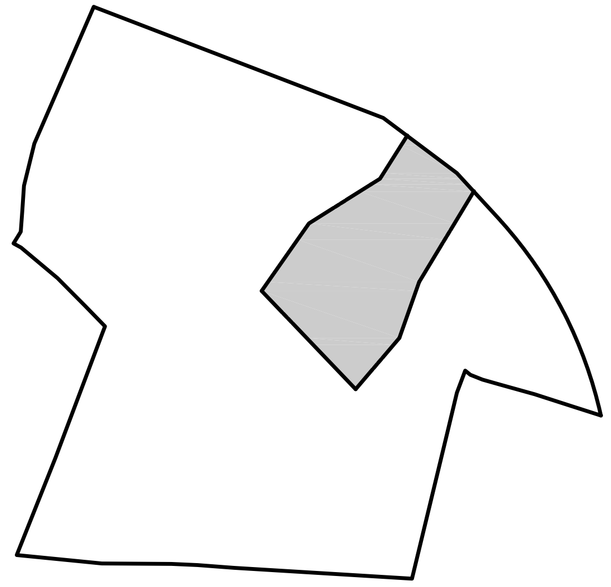


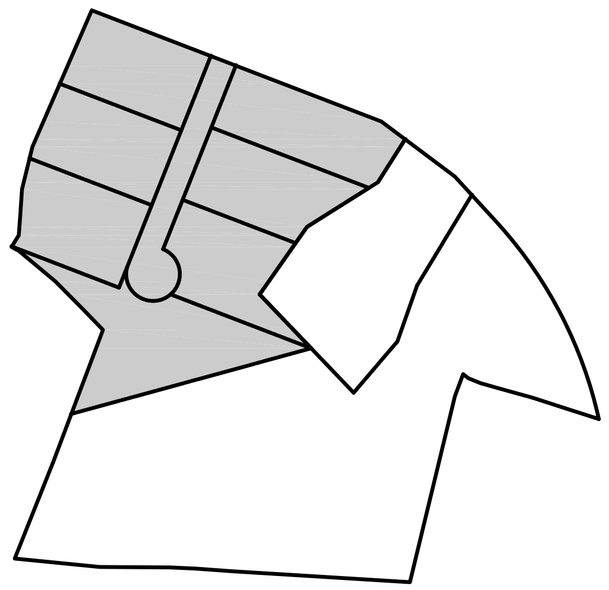
Original Tract
May 1927
Vol. 21 / Pg524



Land Acquisition
June 2006
Vol. 393 / Pg229



First Time Split
June 2023
Vol. 23 / Pg181



Proposed 7 Lot Subdivision

Grantor	Grantee	Date	Vol. / Pg.
Augustus Pakulis	Erik & Ida Maki	5/14/1927	21 / 524
Ida Maki (aka Anna Maki)	Arent & Heta Oskar	3/6/1956	33 / 1
Arent & Heta Oskar	Paul & Rita Manso	8/3/1957	33 / 443
Paul & Rita Manso	Rene & Jeanne Gervais	8/6/1960	35 / 254
Rene & Jeanne Gervais	Louis & Forrestine Lizotte	11/13/1962	37 / 147
Louis & Forrestine Lizotte	Daniel & Teresa Masse	8/20/1965	39 / 411
Teresa Masse	Michael Masse	4/29/2005	362 / 278
Estate of Michael Masse	Teresa Masse	4/4/2023	710 / 134
Estate of Teresa Masse	Tetreault Building Company	4/4/2023	710 / 140

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

01/25/2024

Paul M. Archer, Conn. L.S. #70013

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

REVISIONS	
DATE	DESCRIPTION
01/25/24	Misc

Parcel History Plan

"7 Lot Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=200'

0 100 200 400

ARCHER Surveying LLC.

18 Providence Road, Brooklyn, CT

(860) 779-2240 / (860) 928-1921

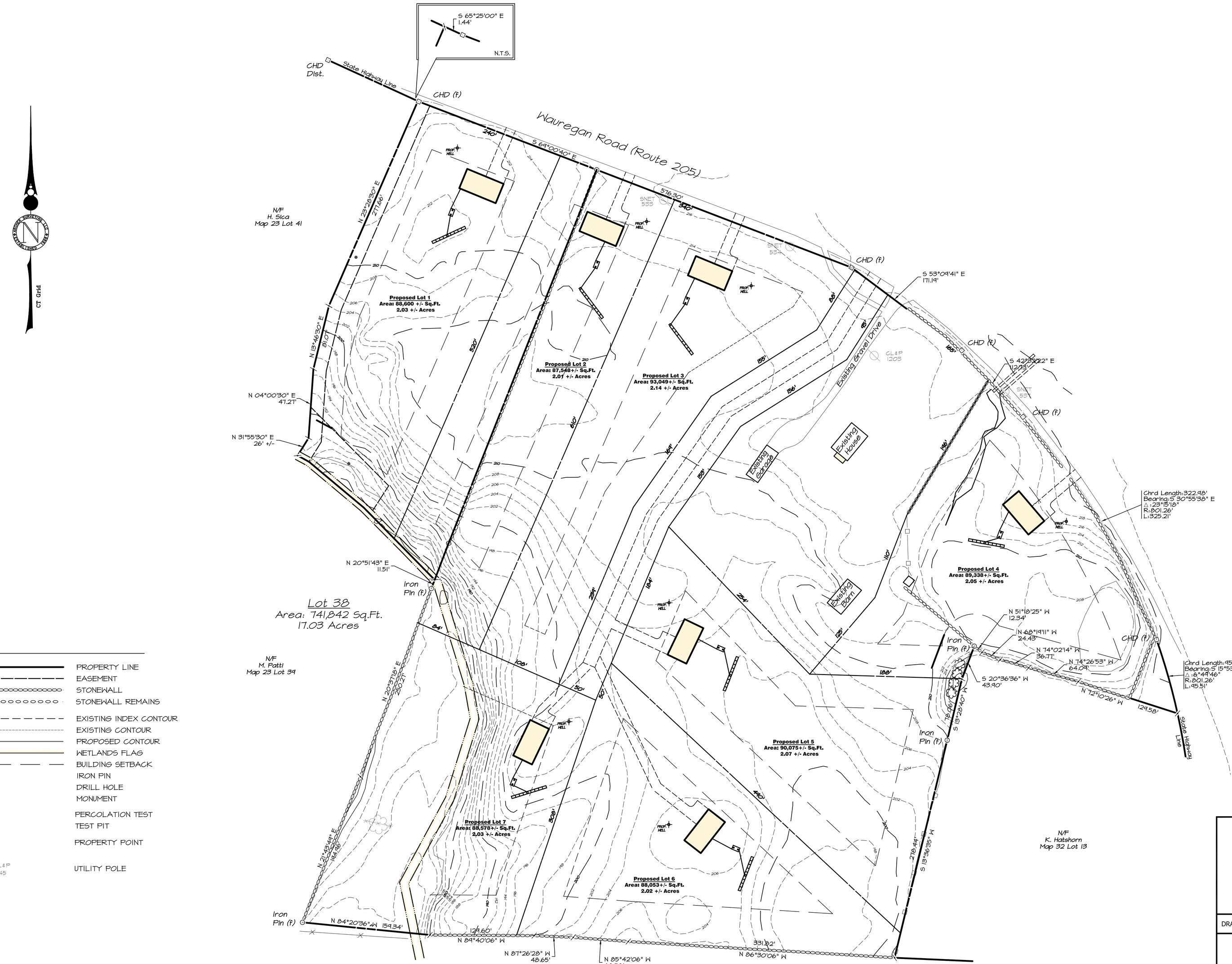
KWP associates

SURVEYING ~ ENGINEERING ~ SITE PLANNING

LOUIS J. SOJA, JR.

LAND SURVEYING-LAND PLANNING

Sheet No.	Project No.	Date:
8 OF 9	AS 2223	October 27, 2023



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE (CL&P 1645)

Yield Plan

"7 Lot Conventual Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=200'

0 100 200 400

REVISIONS	
DATE	DESCRIPTION
12-28-23	Misc.
01-25-24	Misc.

ARCHER Surveying LLC.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP & associates
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING

Sheet No.	Project No.	Date:
9 OF 9	AS 2223	October 27, 2023

Terry Mahanna

From: Richard Calarco <richard_calarco@yahoo.com>
Sent: Tuesday, February 6, 2024 7:29 AM
To: Terry Mahanna
Subject: tetreault
Attachments: DECLARATION OF PERMANENT RESTRICTIONS AND COVENANTS recommends.doc

Good morning! The conservation commission at it Feb 5th meeting would like to recommend the following changes to the declaration and covenant. Please forward to planning and zoning commission. thank you

Richard Calarco

860-373-6190

DECLARATION OF PERMANENT RESTRICTIONS AND COVENANTS

WHEREAS, Tetreault Building Company is the owner of a certain lot location in the town of Brooklyn, Windham County, State of Connecticut, and being more fully described in Schedule A attached hereto and made a part hereof; and

WHEREAS, said lot is 7.86 acres non development parcel offered as permanent open space as part of a Conservation Subdivision in accordance with Article 5A of the Brooklyn Subdivision Regulations;

NOW, THEREFORE, said owner declares that the hereinafter described lot is held and shall be conveyed subject to the restrictions and covenants set forth in the various paragraphs of this declaration to wit:

These covenants are to run with the land and shall be binding to him and all persons claiming under him in perpetuity.

If the said owner, their heirs and assigns, or any person claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful of any other person or persons owning adjacent land, person or persons owning land within the same subdivision, or the Town of Brooklyn, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or recover damages or other dues for such violation.

Invalidation of any of these covenants be judgement or court order shall in now affect any of the provisions which shall remain in full force and effect.

1. No permanent structure of any kind may be built on said parcel.
2. No motorized vehicles.
3. No application of herbicides or pesticides. Recommend to incorporate IPM program
4. No dumping.
5. No fires.
6. No livestock or clearing of land for agricultural purposes. Recommend removal
7. No mining or natural resource extraction.
8. No harvesting of timber for firewood except as part of a long-term management plan prepared by a professional forester. No liquidation cuts or clear cutting are allowed.
9. At any point in the future, if the land in the general vicinity of said parcel is protected as public open space and public access is needed over this parcel, then this parcel may be utilized for non-vehicular access by the public to access interior open space. If necessary, the stonewall located parallel with Wauregan Road on said parcel may need to be opened to allow for pedestrian access.
10. Add no hunting
11. No recreation vehicles

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW
PERTAINING TO A
7-LOT SUBDIVISION
WAUREGAN ROAD (ROUTE 205)
(ASSESSOR'S MAP 23, LOT 38)
BROOKLYN, CT

(December 13, 2023)

The comments contained herein pertain to my review of plans (8 sheets) for the construction of a seven (7) lot subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised December 8, 2023), for Tatreault Building Company.

Cover Sheet

1. The "Index of Drawings" is incorrect. There are eight (8) plan sheets, not six (6). Individual sheets need to be renumbered as X of 8.

Site Development Plan

1. The Wetland Upland Review Area limit is missing and needs to be added to the plan.
2. The reserve septic system on proposed Lot 3 is within 75' of an existing well.
3. The FEMA 100-year flood zone needs to be added to the plan.
4. When was the wetland flagged by Joseph Theroux?

Sheet 3A

1. Description of the drainage system is non-existent on the plan, which is unacceptable.
2. Terminating collected drainage into what amounts to a drywell and noted on the plan as a "manhole" is unacceptable. Drywells fail in rather short time because they are not maintained and a biomat may form in surrounding soil thus preventing efficient absorption into the soil. Furthermore, used in this manner, it may be regulated by the state Underground Injection Control Program. Water collected in the engineered drainage collection system needs to be directed to an onsite detention (not retention) basin size for the 100-year event in this subdivision. Drainage calculations need to be included in a written comprehensive report that analyzes site pre- and post-development conditions, drainage pipe sizing and the retention basin sized up to and including a 100-year design storm.
3. Terminating collected drainage into what amounts to a drywell and noted on the plan as a "manhole" is unacceptable. Drywells fail in rather short time because they are not maintained and a biomat may form in surrounding soil thus preventing efficient absorption into the soil. Furthermore, used in this manner, it may be regulated by the state Underground Injection Control Program. Water collected in the engineered drainage collection system needs to be directed to an onsite

detention (not retention) basin size for the 100-year event in this subdivision. Drainage calculations need to be included in a written comprehensive report that analyzes site pre- and post-development conditions, drainage pipe sizing and the retention basin sized up to and including a 100-year design storm.

4. Catch basin inverts, pipe slopes and pipe lengths need to be added to the plan.
5. Proposed grading in the cul-de-sac turnaround does not indicate that water will be prevented from entering the driveway of Lot No. 7. The grading needs to be reviewed and shown on the plan preventing this. As drawn the proposed grading is unacceptable at this location.
6. All proposed grading needs to be refined around the house placeholders and added to the plan.
7. Percolation test locations need to be added to the plan.
8. Make the Wetland Upland Review Area limit line bold to stand out by itself. As drawn, it is the same line weight as a contour line, which makes it difficult to distinguish from that.
9. Why are houses at Lot Nos. 1, 4, 5, and 6 designated as being "slab on grade" and the remaining lots having full cellars?
10. Proposed grading in the cul-de-sac turnaround does not indicate that water will be prevented from entering the driveway of Lot No. 7. The grading needs to be reviewed and shown on the plan preventing this. As drawn the proposed grading is unacceptable at this location.

Profile Plan

1. The roadway profile is unacceptable as drawn and, by the way, it is also very incomplete and inaccurate as submitted for review. Vertical curves (sag and crest) need to be incorporated into the design and shown on the plan as well as uniform slopes (tangents) to and from vertical curves through the far end of the cul-de-sac turnaround. Existing and proposed elevations need to be shown on the profile at 25 foot intervals, too, along the bottom horizontal axis. High and low points in the profile need to be designated by station with the elevation noted. Pipe slopes need to be shown 4 digits past the decimal point.

Drainage Calculations

1. Stormwater calculations for overland flow analysis and the closed drainage system adequacy need to be prepared using acceptable computer software. The hand written calculations submitted are unacceptable because they do not represent a valid analysis of development of the site, including overland flow. Revised drainage calculations in report form need to be submitted for review.

Syl Pauley, Jr., P.E.

By: _____

Syl Pauley, Jr., P.E., NECCOG Regional Engineer

Northeastern Connecticut Council of Governments
ENGINEERING PLAN REVIEW
PERTAINING TO A
7-LOT SUBDIVISION
WAUREGAN ROAD (ROUTE 205)
(ASSESSOR'S MAP 23, LOT 38)
BROOKLYN, CT
(January 4, 2024)

The comments contained herein pertain to my review of plans (9 sheets) for the construction of a seven (7) lot subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised December 28, 2023), for Tetreault Building Company.
With respect to my December comments:

Cover Sheet - All addressed.

Sheet 3A - All addressed except for Nos. 5 & 10. A proposed spot elevation is needed at driveway entrance to show water will not enter the driveway.

Profile - Existing and proposed baseline elevations need to be added to the plan at 25' intervals and profile needs to be extended to the back of the cul-de-sac at the catch basins. As drawn, the profile plan is incomplete and unacceptable.

ADDITIONAL REVIEW COMMENTS ON PLANS REVISED 12/28/24:

1. Not all Conservation Subdivision regs have been met, regarding Section 5.A.5, Dimensional Standards, and Section 5.A.6., Road Requirements.

2. It appears that water will pond in front yards of Lot Nos. 5 & 6 on Sheet 4 of 9.

3. Percolation test and soil test pits are needed at catch basins and discharge basin.

4. Dimensions and grading are needed at discharge basin on Sheet 4 of 9.

5. Location of the well on Lot No.7 on Sheet 3 of 9 is not the same as drawn on Sheet 4 of 9 and needs to be corrected.

Considering how limited the revised drainage system is, I find the drainage report to be satisfactory.

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN AND DRAINAGE REPORT REVIEW
PERTAINING TO A
7-LOT CONSERVATION TYPE OF RESIDENTIAL SUBDIVISION
WAUREGAN ROAD (ROUTE 205)
(ASSESSOR'S MAP 23, LOT 38)
BROOKLYN, CT

(January 17, 2024)

The comments contained herein pertain to my review of plans (9 sheets) for the construction of a seven (7) lot conservation type of residential subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised January 15, 2024), for Tetreault Building Company.

Cover Sheet – Sheet 1 of 9

1. The revision date of December 28, 2023 is incorrect. The plans have been revised as recently as January 15, 2024. If the intent is to show all revision dates on the Cover Sheet, the following revision dates will need to be added:

   December 7, 2023
   December 8, 2023
   December 11, 2023
   December 27, 2023
   January 4, 2024
   January 15, 2024

   Or, simply omit all revision dates except the most recent one.

2. Since this is a conservation type subdivision, add the word “Conservation” to the title of the plan set.
3. The Archer Surveying, LLC logo should be the same as displayed on Sheets 2 thru 9 of 9.

Subdivision Plan – Sheet 2 of 9

No comments

Site Development Plan – Sheet 3 of 9

No comments

Subdivision Plan (Layout, Drainage & Grading) – Sheet 4 of 9

1. Roadway baseline needs to be extended to property line to the rear property line of the turnaround and the "Profile Plan" needs to be updated to reflect this.
2. The angle of the baseline at STA 3+79 needs to be added to the plan in order to accurately layout the baseline.
3. The "recharge/energy dissipater" at the terminus of the 15" ADS pipe requires the following:
   a. Deep soil test pit data (see Test Pits 3A and 7A data on Sheet 6 of 9) in the vicinity of the dissipater indicates seasonal high groundwater levels exhibited by mottling to be approximately 30"-40" below existing grade. Has this been taken into account in determining the number of precast concrete galleys needed to function in the design shown on the plan?

      The drainage report submitted for review does not appear to acknowledge the presence of a seasonal high water table. Any seasonal high water at this location will decrease storage volume of the precast concrete galleys, thus making the submitted drainage calculations inaccurate. If this is the case, the drainage calculations need to be revised and resubmitted for review. The best way to prove the seasonal high ground water level question is by digging a deep test pit where the dissipater is to be constructed. Revised calculations will need to be submitted for review.
   b. Proposed grading of the area to accommodate the level spreader feature.
   c. The locations of monitoring and cleanout manholes (2) need to be added to the plan for future maintenance of the deep galleys.
   d. The 15" pipe running from the double catch basin to the level spreader needs to be noted as being ADS N12 HDPE pipe, which has a smooth internal wall and is much stiffer than a pipe with a corrugated interior.
   e. Horizontal dimensions need to be added to the plan for construction purposes and section lines, i.e., A-A, B-B, need to be added to the plan and included on details to be added to Sheet 7 of 9.
   f. A detail showing plan view and longitudinal/transverse profiles of the dissipater with dimensions and material notes needs to be added to the plan set.
   g. Dedicated drainage easement boundaries for the maintenance and/or repair of the drainage system on private property. This shall be placed on the "Subdivision Plan" Sheet 2 of 9, too, and noted as a drainage easement.
   h. The responsibility for maintenance and repair of the level spreader needs to be spelled out on the plan.
4. A note needs to be placed on the plan regarding the drainage easement on Lot No. 7.
5. The radius of each edge of the driveway meeting Wauregan Road needs to be added to the plan.

6. Direction of flow needs to be indicated for the existing 15" pipe running across Wauregan Road in the vicinity of the northwest corner of Lot No. 1.
7. I recommend replacing the proposed 6" bituminous lip curb with a Cape Cod Berm, a detail of which is in the Brooklyn "Public Improvement Specifications." Reasons for this is that the berm stands up to impacts from a snow plow substantially better than lip curbing and the berm functions well in directing water to the double catch basin — it will also prevent water from entering the driveway to Lot No 7.
8. If the U.S. Postal Service does not deliver mail on a private road such as described on this plan, a gang mail box location with a detail of the mail box will need to be added to the plan.
9. The limit of the "Paved Driveway Apron" for each driveway needs to be added to the plan.
10. Boundary markers are needed to define the private road right-of-way and at every angle point in the boundary of each lot.

Subdivision Plan (Profile) – Sheet 5 of 9

1. It is standard to show existing and proposed baseline elevations displayed on each side of vertical stationing lines, respectively, at the bottom of the profile grid. The elevations need to be added to the plan for every 25' at this location.
2. Slopes expressed in decimal percentage (4 places) need to be added to the baseline profile line.
3. It is unclear what the unattached LVC = 200' and LVC = 40' notations refer to. Remove them and place the vertical curve designations (length, stations and elevations) attached to the BVC and EVC stations.
4. Add the location of the double catch basins to the profile with inverts, top of frame, etc. noted.

Detail Sheet – Sheet 6 of 9

No comments

Detail Sheet #2 – Sheet 7 of 9

1. A plan view and longitudinal axis profile needs to be added to the "Cross Section Recharge Dissipater Outlet" detail. Additionally, the title of the detail needs to be corrected.
2. In the "Roadway Cross Section" it is recommended to change the "bituminous concrete curb" to a Cape Cod Berm, as depicted in Brooklyn's "Public Improvement Specifications."
3. The side slope ratio of 3:1 needs to be added to the "Roadway Cross Section."
4. The professional engineer's name, signature and seal needs to added to this plan. Signature date shall not precede the latest revision date

Parcel History Plan – Sheet 8 of 9

No comments

Yield Plan – Sheet 9 of 9

No comments

Conservation Subdivision Regulation 5A.5, Dimensional Standards

The front yard setback line for Lot Nos. 1 & 5 is shown to be 30' on the plan. This is incorrect in accordance with Regulation 5A.5.4., which stipulates that lots at the perimeter of the parcel shall have the setback required in a conventional development and in this case it is 50' for the RA Zone. The plan needs to be corrected to reflect this.

Conservation Subdivision Regulation 5A.6, Road Requirements

Regulation 5A.6.2.a. has not been met, as this specific note could not be found on the plans. The note as specified in this regulation shall be added to the "Subdivision Plan," Sheet 2 of 9, and "Subdivision Plan," Sheet 4 of 9, word-for-word. It is not sufficient to simply state that plans must meet Town of Brooklyn regulations.

General Comments

1. Professional surveyor and engineer signature dates shall reflect the date of the latest revision date. To avoid confusion, all plans part of the "set" should bear the latest revision date.
2. Will a Homeowner's Association need to be created for the ownership, maintenance and repair of the private road, drainage system, underground utilities, snowplowing, etc.? If so, this should be noted on Sheet 2 of 9.
3. The consultant's drainage calculations do not address Brooklyn Zoning Regulation 7.H.3., Stormwater Management. The drainage report needs to be revised to include these calculations and resubmitted for review.

Syl Pauley, Jr., P.E.

By: _____

Syl Pauley, Jr., P.E., NECCOG Regional Engineer

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 South Main Street · Unit 4 · Brooklyn, CT 06234
Phone (860) 774-7350 · Fax (860) 774-1308 · Web Site www.nddh.org

January 03, 2024

Tetreault Building Company LLC.
75 Main Street
Putnam, CT 06260

SUBJECT: FILE #11000284 -- WAUREGAN ROAD #173, MAP #23, LOT #38, BROOKLYN, CT

Dear Tetreault Building Company LLC:

The subject plan referenced above, (ARCHER SURVEYING, LLC., PROJ# AS 2223, TETREAULT, DRAWN 10/27/2023, REVISED 12/08/2023) submitted to this office on 12/12/2023 for the above referenced subdivision. Following this review, it has been determined that the plan must be returned for revision:

1. Show existing well locations.
2. Identify all well arcs. Neighboring lots must have no septic systems or sources of pollution within 75 feet of proposed well.
3. Well lot #41 to be located, or septic be moved 75' from property line.
4. Well arc for existing house lot to be shown.
5. Lot 7 shows proposed primary trench in area deemed "unsuitable" per soil testing. Primary/reserve to be relocated to suitable area; additional soil testing may be required.

Please make the required revisions and submit three (3) copies of the plan for review. An additional review fee of $120.00 must accompany plans being submitted for a second review.

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

Sincerely,

Brittany Otto, EHS
Environmental Health Specialist-NDDH

cc: Town of Brooklyn Building Official; Archer Surveying; Ron Racine

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
DISTRICT II
171 Salem Turnpike
Norwich, Connecticut 06360
Phone:

January 3, 2024

Mr. Paul Archer, P.L.S.
Archer Surveying LLC
18 Providence Road
Brooklyn, CT 06234

Dear Mr. Archer:

Subject: 7 Lot Subdivision
Wauregan Road / Route 205
Town of Brooklyn

The Department of Transportation (Department) has reviewed your latest plans for the above-noted subject received December 14, 2023, entitled, "7 Lot Subdivision" dated October 27, 2023, and last revised December 11, 2023. Your submittal/application to work within the State right of way or perform work that may affect State property is denied based on the following comments:

1. Proof of Town approval must be submitted prior to the issuance of an encroachment permit.
2. The 18" RCP drainage pipe draining onto the property near pole #532 needs to be shown on the plans.
3. Provide 30" STOP sign and 50' of DYCL on proposed road.
4. Revise detail sheet to show 30" STOP sign.
5. Provide a sightline easement across lots 1 and 4 so that sightlines can be maintained from proposed road. This document must be signed and recorded in the Brooklyn town land records and proof of the recording showing volume and page number must be submitted to this office prior to the commencement of any work.
6. Call out the radius of the proposed drive.
7. If there are any intended utility connections, please indicate where the connections will be made and if they are underground or overhead.

When you resubmit, please provide two sets of plans, 40 scale or larger, reflecting the above-noted comments. Please note that any resubmission may generate additional comments and concerns and in no way guarantees the issuance of an encroachment permit. An encroachment permit must be obtained prior to performing any work within or affecting the highway right of way. **If you have any questions in regard to this matter, please contact Mr. Gary Brigham of this office at (860) 823-3114, or by email at Gary.Brigham@ct.gov.**

Sincerely,

George C. Santos
Special Services Section Manager
Bureau of Highway Operations

cc: Brooklyn Planning and Zoning

SmithBrothers.
Be sure.

December 22, 2023

Town of Brooklyn
Attn: Permits
PO Box 356
4 Wolf Den Road
Brooklyn, CT 06234

RE: Bond No. 106459414
Contractor: Brooklyn Sand & Gravel, LLC
Town of Brooklyn
Amount: $300,000
Renewal Date: February 10, 2024

We have been informed by our client that the work under the above captioned bond has been completed and this bond is no longer needed.

If this is the case, please return the original bond to my attention so it can be cancelled. If the original bond is not available, please provide a letter verifying the release of said bond.

Please feel free to contact me at (860) 430-3309 with any questions or if you should require additional information. I can also be reached via email at wkrystopa@SmithBrothersUSA.com.

Thank you,

Wendy Krystopa

Wendy Krystopa
Account Manager

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
P. O. BOX 356
CONNECTICUT 06234

August 25, 2022

CERTIFIED# 7021 2720 0001 3206 1507

Brooklyn Sand and Gravel, LLC
42 Junior Avenue
Danielson, CT 06239

RE: Notice of Decision – SPG 22-001 Gravel Special Permit -Brooklyn Sand & Gravel, LLC, 64+- acres, 530 Wauregan Road (Assessor's Map 30, Lots 97, 97-1, 97-2), proposed removal of 208,000 cubic yards of sand and gravel (including the 71,000 cubic yards already mined and processed).

Brooklyn Sand and Gravel, LLC:

At their August 16, 2022 meeting, the Brooklyn Planning and Zoning Commission voted to approve the Gravel Special Permit application of Brooklyn Sand and Gravel for the property located at 530 Wauregan Road, Assessor's Map 30, Lots 97, 97-1, 97-2, identified in the files of the Brooklyn Land Use Office as SPG 22-001, proposed removal of 208,000 cubic yards of sand and gravel and processing of such material (including the 71,000 cubic yards already mined and processed), in accordance with all final documents and testimony submitted with this Special Permit application and including 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 checking prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and the August 16, 2023 expiration date shall be printed on archival material, signed by Commission Chairs, and recorded along with the Record of Special Permit in the office of the Town Clerk.
2) Prior to the recording of the special permit, a performance bond in the amount of $300,000 shall be provided to the Town and remain in place for the life of the operation including restoration of the property to the satisfaction of the Town unless modified by the Planning and Zoning Commission or its designated Staff. Such bond will replace the $200,000 bond already in place.
3) Excavation is limited to the area shown on the plans dated 4/28/22 prepared by Provost & Rovero. Prior to the recording of the special permit, the final extent of the excavation area shall be staked out in the field by a licensed surveyor and orange

snow fence shall be installed along the boundary to provide a visual marker in the field of the limit of excavation.
4) All truck traffic to and from the operation will remain off Maynard Road and travel on State highways to and from Brooklyn Sand and Gravel on Wauregan Road.
5) Dust shall be controlled throughout the year using water or calcium chloride as appropriate for conditions. All trucks exiting or entering the site must have their tarp covers closed. Sweeping of the entrance area shall occur regularly and as needed.
6) Quarterly site inspections shall be conducted in March, June, September, and December. Notice shall be provided to the applicant by the ZEO one week in advance of any site inspections.
7) Restoration shall commence upon completion of each phase of excavation as provided in the Zoning Regulations and as noted in the Restoration Notes on page 7 of the plans. Restoration for the 21 acres of additional areas (including parking and driveways, processing plants and ponds, raw and finished material stockpiles) shall commence within the timeframe specified in the Restoration Notes on page 7 of the approved plans. Failure to do so will result in appropriate enforcement action including the use of bond funds to restore the site.
8) The permit shall be approved for a one-year period from date of issue on August 16, 2022. The renewal date is August 16, 2023. The renewal procedure shall be as specified in Section 6.O.7.4. of the Brooklyn Zoning Regulations.

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

A legal notice of this approval will be published in the Turnpike Buyer on Wednesday, August 24, 2022. Please note that this application of the Brooklyn Planning and Zoning Commission may be appealed for a fifteen-day period following the publication of the legal notice.

If you have any other questions, please call Jana Roberson in the Land Use Department at 860-779-3411 Extension 14.

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

CC: File, Provost and Rovero

File Record:
1) Application for Gravel Special Permit # SPG 22-001, received 4/28/2022,
2) Cover letter from David Held, P.E., L.S. to Jana Roberson dated 5/2/2022,

3) Plans titled "Proposed Gravel Excavation & Processing Operation, Wauregan Road (Route 205) Brooklyn CT, Applicant Brooklyn Sand & Gravel, LLC", sheets 1-7, dated 4/28/2022 – Submitted in conjunction with GBR 22-003,
4) Notice of Exceedance dated 3/21/2022 issued by ZEO Margaret Washburn including ancillary materials and closed on 6/28/2022,
5) Wetlands Permit 050122A – Certification of Approval letter dated 6/15/2022 and attached standard conditions,
6) Letter of extension from David Held, P.E., L.S. to Jana Roberson dated 7/1/2022,
7) Memorandum from Syl Pauley, P.E. to Jana Roberson dated 7/12/2022,
8) Email from Syl Pauley, P.E. to Jana Roberson dated 8/2/2022,
9) $200,000 Bond Documentation- Travelers verification certificate No. 106459414 expiring 2/10/2023 and Power of Atty certificate,
10) PZC Staff Guidance dated 8/3/2022 and 8/16/2022,
11) Four site photos taken by Jana Roberson, dated 7/14/2022,
12) Notice of Public Hearing for SPG 22-001 (to additionally discuss GBR 22-003) published in the Turnpike Buyer dated 7/20/2022 and 7/27/2022,
13) Notice to adjacent Town clerks Notice of Public Hearing for SPG 22-001 (to additionally discuss GBR 22-003) sent via certified mail,
14) Abutters List and Certificates of Mailing showing notice to abutters dated 7/15/2022.
15) Photo of Public Hearing sign installed 7/14/2022,
16) Minutes of PZC meetings dated 5/4/2022, 5/17/2022, 6/1/2022, 6/23/2022, 7/19/2022, 8/3/2022, and 8/16/2022.

TOWN OF BROOKLYN
Land Use Department
69 South Main Street • Suite 22
BROOKLYN, CONNECTICUT 06234
860-779-3411 Ext. 12

WETLANDS PERMIT 051022A

CERTIFIED# 7021 2720 0001 3206 1392

Brooklyn Sand & Gravel LLC
42 Junior Avenue
Danielson, CT 06239

June 15, 2022

RE: 051022A – Map 30 Lot 97 - Brooklyn Sand and Gravel. Continuation and expansion of gravel excavation and processing operations.

Dear Brooklyn Sand & Gravel LLC,

At the regularly scheduled June 14, 2022 meeting of the Brooklyn Inland Wetlands and Watercourses Commission, your application, 051022A – Map 30 Lot 97 - Brooklyn Sand and Gravel. Continuation and expansion of gravel excavation and processing operations, was approved with standard conditions and the following Special Condition:

Maintain the vegetated berm between the work area and the Quinebaug River; maintain the signage and snow fencing at the site.

The site plan approved under this permit is titled "Proposed Gravel Excavation & Processing Operation Wauregan Road (Route 205)", signed and stamped by David Held of Provost & Rovero, Inc., and dated April 28, 2022.

A legal notice of this approval will be published in the Turnpike Buyer on June 22, 2022. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice.

If you have any questions, please contact me.

Issued by:
Margaret Washburn

Margaret Washburn
ZEO/WEO/Blight Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org

file/MW
CC: David Held

1

BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION
STANDARD CONDITIONS FOR IWWC PERMITS 12/13/16

APPLICANT: READ CAREFULLY

IWWC Permit Document. A copy of the IWWC approval motion and the conditions stated herein shall constitute the IWWC permit for the approved activity when the permit document is signed and dated by the IWWC Agent.

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APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

CHAIRMAN DATE

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
SPECIAL PERMIT EXPIRATION DATE: 8/16/2023

CHAIRMAN DATE

APPROVAL LETTERS

PREPARED FOR

BROOKLYN SAND & GRAVEL, LLC

SPECIAL PERMIT APPLICATION

WAUREGAN ROAD (ROUTE 205)
BROOKLYN, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
9/15/2022	APPROVAL CONDITIONS

DATE: 4/28/2022	DRAWN: DJH
SCALE: AS SHOWN	DESIGN: DJH
SHEET: 8 OF 8	CHK BY: ---
DWG. No: Client File	JOB No: 153082

Provost & Rovero, Inc.
Civil Engineering • Surveying • Site Planning
Structural • Mechanical • Architectural Engineering

57 East Main Street, P.O. Box 191
Plainfield, Connecticut 06374
(860) 230-0856 - FAX: (860) 230-0860
info@prorovinc.com
www.prorovinc.com

Planning & Zoning Commission
69 Main Street
Brooklyn, CT 06234

Dear Planning & Zoning Commission Members,

I am writing to you regarding the Bond Release Request of Brooklyn Sand & Gravel, LLC, Bond #106459414.

I have been involved in matters concerning Brooklyn Sand & Gravel for over thirty years. My concerns have centered around the lack of permit enforcement, oversight, and the lack of reclamation in accordance with permit requirements. I have reams of documentation regarding my concern and involvement over the years, and to date I continue to have many of the same concerns.

The Zoning Board of Appeals and the Town of Brooklyn are currently involved in two lawsuits brought by Wayne Jolley and Brooklyn Sand & Gravel, which has resulted in no enforcement of the current permit and no request for renewal of the special permit, despite the continued business of gravel mining and processing. It is unclear how much, or if any reclamation has been completed under the current permit or even previous permits. A Google image of the location will reveal acres of exposed area, which is not in accordance with your regulations regarding reclamation.

In my opinion, these lawsuits should not preclude the PZC from enforcing the regulations, including the continuance of bond requirements, unless the applicant can demonstrate in accordance with your regulations, that the work required under the bond has been completed and inspected by the ZEO or this Commission and signed off by the applicant's engineer. 9.I.8 of your regulations spells out all that must occur in order for the applicant to request a reduction or release of the bond. Have those things occurred in conjunction with this application?

When I inquired with the Land Use Office about this particular bond, I was informed that it could not be located. I further inquired with the First Selectman, and received no concrete answer to my questions about this particular bond, but I was informed that, "Jolley has a bond as all operations do for reclamation and he feels because he is grandfathered in for mining he no longer needs the bond. This is not nessessarily true and is up to the zoning board."

I would request that this correspondence be placed in the record to demonstrate my continued concern regarding whether Brooklyn Sand & Gravel is permit compliant and the Town of Brooklyn is enforcing permit compliance with regard to any bond release or reduction.

Thank you.

Sincerely,

Linda Trahan
26 Maynard Road
Brooklyn, CT 06234

Margaret's Report 1/30/2024

Zoning Permits issued:

99 Pomfret Road – Nannette Bartels. Installation of rooftop solar visible from the public roadway in the VC Zone, following Site Plan approval by the PZC on 12/19/23.

11 August Drive – Tim Zadora. New single-family dwelling with covered side porch.

17 Sunset Drive Extension – Edward & Kelley Berthiaume. New 6' x 34' front porch following issuance of variance and recording of variance on the Town Land Records.

660 Wauregan Road – Manisha Gandhi and Pritesh Kumar Patel. Change of use from the Mandeville Deviney Post 6875 Veterans of Foreign Wars, Inc. to the Brooklyn Gathering Club, a bar serving alcohol and bar food, with karaoke in the bar and parties/hall rentals on the second floor.

82 Creamery Brook Road – Kean & Daune Rzeznikiewicz. New single family dwelling with attached garage and front porch.

409 Pomfret Road – Karl & Lisa Lieder. Rooftop solar panels not visible from the public roadway in the Scenic Route 169 Overlay Zone.

45 Fairway Drive – Charles Browning. New single-family dwelling with attached garage and rear deck.

Final Certificates of Zoning Compliance issued:

455 Providence Road – Vachon Ford Brooklyn. Wall sign.

Sign Permits issued:

450 Providence Road – Walmart. New wall signs: "Vision" and "Outdoor". Modified wall signs: "Walmart" and the "Spark" symbol. Relocated wall sign: "Pickup" with arrow.

Home Offices Documented: None.

ZBA Variances Granted: None.

Other Business: None.

Town of Brooklyn

P&Z Budget FY24

From Date: 1/1/2024 To Date: 1/31/2024

Fiscal Year: 2023-2024

☐ Subtotal by Collapse Mask ☐ Include pre encumbrance ☑ Print accounts with zero balance ☑ Filter Encumbrance Detail by Date Range

☐ Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. S	$4,800.00	$200.00	$1,800.00	$3,000.00	$3,000.00	$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Servic	$10,000.00	$0.00	$2,860.00	$7,140.00	$0.00	$7,140.00	71.40%
1005.41.4153.53200	Planning & Zoning-Professional	$110.00	$0.00	$80.00	$30.00	$0.00	$30.00	27.27%
1005.41.4153.53220	Planning & Zoning-In Service T	$500.00	$0.00	$0.00	$500.00	$0.00	$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Profes	$1,000.00	$0.00	$0.00	$1,000.00	$0.00	$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising	$1,000.00	$0.00	$0.00	$1,000.00	$0.00	$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & P	$1,000.00	$0.00	$1,125.24	($125.24)	$376.72	($501.96)	-50.20%
1005.41.4153.55800	Planning & Zoning-Transportati	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Suppli	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marsha	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	Grand Total:	$18,410.00	$200.00	$5,865.24	$12,544.76	$3,376.72	$9,168.04	49.80%

End of Report

TOWN OF BROOKLYN
Land Use Department
69 South Main Street • Suite 22
BROOKLYN, CONNECTICUT 06234
860-779-3411 Ext. 12

WETLANDS PERMIT SUBD23-002

CERTIFIED# 7022 2410 0001 4699 4278

KA&G Investments LLC
90 Brown Rd.
Voluntown, CT 06384

January 10, 2024

RE: **SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes.

Dear KA&G Investments LLC,

At the January 9, 2024 regular meeting of the Brooklyn Inland Wetlands and Watercourses Commission, your application, **SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes was approved with standard conditions.

The site plan approved under this permit is titled "Proposed 14 Lot Resubdivision, Wauregan Road (Route 205) & Gorman Road, Brooklyn, Connecticut", signed and stamped by David Held, P.E., of Provost & Rovero, Inc. The plan is dated 11/15/2023.

A legal notice of this approval will be published in the Turnpike Buyer on January 17, 2024. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice.

If you have any questions, please contact me.

Issued by:

Margaret Washburn

Margaret Washburn
ZEO/WEO/Blight Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org

file/MW; CC: Terry Mahanna; Attached: Standard Conditions

BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION STANDARD CONDITIONS FOR IWWC PERMITS 12/13/16

APPLICANT: READ CAREFULLY

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WETLANDS PERMIT SUBD23-003

CERTIFIED# 7022 2410 0001 4699 4292

Tetreault Building Company
332 Mashentuck Road
Danielson, CT 06239

January 11, 2024

RE: **SUBD 23-003 Tetreault Building Company, owner/applicant; Map 23 Lot 38; Wauregan Road, RA Zone;** Proposed 7-lot subdivision. Private road, residential houses, septic systems, minor grading.

Dear Tetreault Building Company,

At the January 9, 2024 regular meeting of the Brooklyn Inland Wetlands and Watercourses Commission, your application, **SUBD 23-003 Tetreault Building Company, owner/applicant; Map 23 Lot 38; Wauregan Road, RA Zone;** Proposed 7-lot subdivision. Private road, residential houses, septic systems, minor grading was approved with standard conditions. The site plan approved under this permit is titled "7 Lot Subdivision prepared for Tetreault Building Company Wauregan Road - Route #205 Brooklyn, Connecticut", signed and stamped by David Smith, P.E., and Paul Archer, L.S., of Archer Surveying LLC. The final revision date on the plan is 1/9/2024.

A legal notice of this approval will be published in the Turnpike Buyer on January 17, 2024. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice. If you have any questions, please contact me.

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Margaret Washburn

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ZEO/WEO/Blight Enforcement Officer
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