

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

Agenda

Wednesday, April 3, 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	
Video call link: https://meet.google.com/iuo-ynpj-fhh	Or dial: (US) +1 929-324-1654 PIN: 533 016 007#
More phone numbers: https://tel.meet/iuo-ynpj-fhh?pin=7773715705093	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting March 19, 2024
- V. Public Commentary** (*3 minutes maximum per person*)
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices**
 - b. **Continued Public Hearings:**
 1. **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: Robert H. Perry, Sr.
 - c. **New Public Hearings:**
 - d. **Other Unfinished Business:**
- VII. New Business:**
 - a. **Applications:**
 1. **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: Robert H. Perry, Sr.
 2. **SD 24-001** Two-Lot Subdivision on South Street (Map 40, Lot 12) Applicant: Louis A. Polseno.
 3. **SPR 24-002** Site Plan Review for Small Energy Systems (ground mount) at 78 Tripp Hollow Road (Map 15, Lot 10) Applicant: Bright Ops – Jason Mockus/Robin Klein.
 - b. **Other New Business:**
- VIII. Reports of Officers and Committees**
 - a. **Staff Reports**
 1. **Report of Margaret Washburn, ZEO.**
 2. **Report of Manuel Medina, Interim Town Planner.**
 - b. **Budget Update**
 - c. **Correspondence**
 - d. **Chairman's Report**
 - e. **Commissioner Training Updates**
- IX. Public Commentary**
- X. Adjourn**

Allen Fitzgerald, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Tuesday, March 19, 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	
Video call link: https://meet.google.com/ydf-fzsx-ahb	Or dial: (US) +1 518-499-6440 PIN: 321 990 545#
More phone numbers: https://tel.meet/ydf-fzsx-ahb?pin=9730088782536	

MINUTES

- I. Call to Order** – Allen Fitzgerald, Chair, called the meeting to order at 6:29 p.m.
- II. Roll Call** – Allen Fitzgerald, Carlene Kelleher, Gil Maiato, Seth Pember and Lisa Herring (all present in person). Michelle Sigfridson present via online.
John Haefele and Karl Avanecean were absent.

Staff Present: Manuel Medina, Interim Town Planner (present via online).

Also Present in Person: David Smith, Professional Engineer & Land Surveyor with Archer Surveying; Paul Archer, Archer Surveying; Mark Tetreault; Attorney Doug Williams; Robert Perry; Cindy Perry.
There were approximately 11 additional people present in the audience.

Present via Online: One call-in user.

- III. Seating of Alternates** – None.

- IV. Adoption of Minutes:** Meeting March 06, 2024

Motion was made by G. Maiato to adopt the Minutes of the Meeting of March 6, 2024, as presented.
Second by C. Kelleher. No discussion.
Motion carried unanimously by voice vote (6-0-0).

- V. Public Commentary** (*3 minutes maximum per person*) – None.

- VI. Unfinished Business:**

- a. **Reading of Legal Notices**

The Legal Notice for **ZC 24-001** was read aloud by Manuel Medina.

- b. **Continued Public Hearings:**

1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38),
Applicant: Tetreault Building Company

David Smith, Professional Engineer & Land Surveyor with Archer Surveying, and Paul Archer, Archer Surveying, represented the Applicant, Mark Tetreault (also present). Plans were displayed as discussed.

- Mr. Smith explained that the error in the abutters' notices, that had been pointed out at the last meeting, had been corrected the next day (new mailings were sent out indicating that there would be an additional opportunity for comments to be presented or heard at this meeting. He stated that they had the certificates for the mailing to submit.
- An email from Regional Engineer, Syl Pauley's office, was sent yesterday indicating that he had no further comments. Mr. Smith stated that Mr. Pauley is happy with the responses that were provided to him.
- Mr. Smith stated that there were some issues raised by the public at the last meeting that were not actionable by the Applicant.
- Mr. Smith stated that their presentation is complete and he offered to answer questions.

Mr. Fitzgerald confirmed Mr. Pauley's response that he has nothing to add and is happy that everything complies.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- Joe Beauregard, 157 Wauregan Road, asked about his right-of-way that goes from 205 down to 157 to 159.
Paul Archer explained that the Applicant has no intend to use it and it will stay exactly as it exists now. He indicated the area on the map.
- Holly E. Joly, 159 Wauregan Road, expressed concern regarding closeness to the Brook and traffic. She commented that she is disappointed because she bought her property because of the privacy.
Holly E. Joly also asked about the type of homes.
Mr. Fitzgerald explained that the plans show individual homes with septic systems for single-family houses approved by the Health Department.
Mark Tetreault, the Builder, explained to Holly Jolly that what they have cleared toward her house is where they are stopping, so they left a nice buffer for her. He explained that he cares about the neighbors' homes and privacy and what is being built there. He said that the homes will be between 1,400 to 2,000 sq. ft.
- Pauline Beauregard, 157 Wauregan Road, asked how far it would be from her driveway to the common driveway and she expressed concern regarding traffic and speeding around the curve.
Mr. Archer explained that it would be 200 feet from the right-of-way to the edge of the common driveway.
Mr. Fitzgerald explained that the Applicant had come before the Commission regarding Conventional Subdivision (7 houses with 5 separate driveways) vs. Conservation Subdivision (seven houses with less driveways). Mr. Archer explained the CT DOT has approved the driveway. Mr. Archer also explained about the 85th percentile regarding traffic speed.

Motion was made by C. Kelleher to close the public hearing for Application **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company.
Second by S. Pember. No discussion.
Motion carried unanimously by voice vote (6-0-0).

c. **New Public Hearings:**

1. **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13)
Applicant: Robert H. Perry, Sr.

Attorney, Douglas Williams represented the Applicant (present in the audience) and gave an overview:

- The property is entirely surrounded by R-30. Attorney Williams stated that it is kind of a spot zone, so this would conform the property to the area surrounding it. He explained that the property was previously R-30, but was changed to RA approximately three years ago. Attorney Williams does not know the reason for the change, but, at that time, the Perry's had been informed (by Jana Roberson) that they could change back to R-30, which is what they want to do.

Mr. Fitzgerald read aloud, the following from the Staff Guidance comments from Margaret Washburn, ZEO: "Property owner had previously requested a change in zone to be able to keep livestock in his property. The previous zone was R-30. PZC approved zone change to RA in March 2021. The owner has expressed unwillingness to remove horses if the zone change is approved. Upon approval of the zone change, property must be brought into compliance by removing livestock."

Attorney Williams stated that it is a true statement, but his understanding is that, for many years, it was a pre-existing, non-conforming use and there were horses on the property pre-dating Zoning (1950's/1960's). When the Applicants purchased the property, it was zoned R-30 and they knew that it had had horses previously on it. The change in the Assessor's Office was only made a few weeks ago (in terms of what the public would see). He feels that there should not have been a need to change the zone since it was an existing, non-conforming use. They are looking to change back to R-30 with the pre-existing use.

Robert Perry explained that when he bought the property he asked if there was anything he needed to do regarding his ponies. Mr. Perry explained that Jana Roberson told him he would need to change the zone because he is not grandfathered in because he is not related to Mr. Bessett. He feels that he was given incorrect information and that he didn't actually need to change the zone. Mr. Perry explained that they would like to split the lot to allow his stepson to purchase part of the property and build a house on it. Mr. Perry stated that he has a paper from Ms. Roberson stating that he could split his property into three lots. Mr. Perry wants to keep his ponies which he keeps for his grandchildren. Attorney Williams commented that the use doesn't run with the family bloodline, it runs with the use.

M. Sigfridson explained that it is in compliance right now and the Applicant is asking for a zone change that would not provide for the current property use (of having livestock). She feels that the Commission can't approve a zone change that would put the property out of compliance with the Regulations. S. Pember commented that, whether or not incorrect information had been given by Staff, the Applicant had brought the property into compliance at one point and Mr. Pember questioned whether the grandfather clause was retired due to having been brought into compliance. Mr. Pember feels that going back into non-compliance is not part of the grandfather clause. Mr. Pember is interested to know what NECCOG will say about it.

Attorney Williams commented that although there was a zone change, the use has continued. Ms. Sigfridson explained that when the change to RA came before the PZC, it would have been seen as fitting with the POCD, but if the property owner is asking to change the zoning back making that use non-conforming, the Commission would need to look at it very closely before deciding if it is appropriate and if it fits with the POCD. Attorney Williams stated that the

change to RA would be spot zoning because it is surrounded by R-30. Ms. Sigfridson and Mr. Pember stated that it was requested by the property owner. Attorney Williams stated that it is true, and he explained that it was unnecessary. Discussion continued.

C. Kelleher explained that the non-conformance ceased and, right now, there is no non-conformance, so there was a break in the non-conformance use that does not apply anymore, so she doesn't see how the horses could be allowed to be there. Discussion continued.

Mr. Perry asked if he gets rid of the horses, he could change the zone. Ms. Sigfridson explained that it is not a guarantee, at this point, as the Commission would need to review the other aspects of the application. Mr. Perry stated that he has a letter from Jana Roberson stated that he can change it and split it into three lots at any time.

Ms. Kelleher stated that the public hearing needs to be continued to hear from NECCOG and she suggested consulting with the Land Use Attorney. L. Herring expressed agreement.

Mr. Pember asked about the letter from Jana Roberson that Mr. Perry referred to. Attorney Williams will submit a copy to Mr. Medina. Mr. Pember explained that any documentation pertaining to the history of the property could be taken into account. Mr. Perry asked again, if he gets rid of the livestock, can he get the zone change. Mr. Fitzgerald explained that the zone change is not guaranteed and that PZC has to follow the process.

Cindy Perry, 202 South Street, asked why NECCOG is involved.

Mr. Medina explained that NECCOG has to be notified if there is an application for a zone change and NECCOG has 30 days to respond with their findings/recommendations.

Motion was made by C. Kelleher to continue the public hearing for Application **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: Robert H. Perry, Sr., to the next regularly scheduled meeting of the Brooklyn Planning and Zoning Commission on April 3, 2024, at 6:30 p.m., 69 South Main Street Brooklyn and via Google Meets.

Second by M. Sigfridson. No discussion.

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

d. Other Unfinished Business – None.

Motion was made by S. Pember to change the agenda as follows:

VII.a.1. SD 23-003 Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company.

VII.a.2. SPR 24-001 Site Plan Review for Craftsperson including accessory sales of craft items created by the craftsperson on 63 Canterbury Road (Map 24, Lot 91), Applicant: Ethan DeSota.

Second by L. Herring. No discussion.

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

VII. New Business:

a. Applications:

1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company.

Motion was made by C. Kelleher to approve **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company.

Second by L. Herring. No discussion.

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

2. **SPR 24-001** Site Plan Review for Craftsperson including accessory sales of craft items created by the craftsperson on 63 Canterbury Road (Map 24, Lot 91), Applicant: Ethan DeSota.

Ethan Desota gave an overview:

- Copies of a three-page Narrative and site plan, showing three phases, were included in packets to Commission Members.
- Items 1-8 on the Narrative are what they are here for tonight.
- #1 - They are currently living on the second story of the property (front of building) and they want to maintain the use of the property as a primary residence.
- #2 - They want to install offices and a showroom with a showroom kitchen on the first floor. They have a construction company and a cabinet supply company.
- #3 - Signage (page 5 of the site plan). Same location as the previous sign.
- #4 - Mr. Desota explained about their apprenticeship program and about how they want to convert four of the offices into bedrooms to house students for six months to two years to learn the trade and how to start their own businesses.
- #5 - They would add a bathroom and laundry on the first floor.
- #6 – Convert the second story area at the back of the main building to a two-bedroom apartment.
- #7 – Regarding paint colors, reference was made to page 8 of the site plan.
- #8 – Renovation/expansion of the barn/carriage house to accommodate a cabinet shop and millwork shop (reference was made to pages 10 and 11 of the site plan) and he explained how they would expand the driveway to the back to where trailers and vehicles used for the business would be stored out of sight.
- He explained that they would like to install solar, new windows, new heating and cooling and to make the building look like it used to look, but bring it up to a more modern level of convenience.
- In the long term, Mr. Desota explained that they would like to rip out the asphalt and convert the parking area to a mix of old-style brick architecture with a pervious, but permanent parking area that looks like what a parking lot would have looked like if they had parking lots back in the 1800's.
- For now, Mr. Desota explained that he would like get to the point where they can start building cabinets there rather than just using it as storage for tools.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- Mr. Fitzgerald explained that there is a lot to work through such as rooming house, contractor yard, trailers, site plan (per Section 10.A.1 of the Zoning Regulations), craftsperson, retail space.
- Mr. Pember stated that he feels there may be a traffic issue and he asked if the training is State certified or on-the-job internship. Mr. Pember stated that there may be noise.

Mr. Desota stated that it is on-the-job internship/training as an extension of the business. He said that it is not seen as a rooming house because it is only four rooms.

Mr. Desota explained that they will not bring the manufacturing to this Brooklyn location, that takes place in Massachusetts and Rhode Island. He explained that they will do some modifications and the sound will be very minimal.

- Ms. Kelleher stated that there should probably be a public hearing. She said that sales, alone, requires a special permit which requires a public hearing.

Mr. Desota referred to the Craftsperson requirements and he said that retail is

allowed under site plan review in the Regulations (Section 4.A.2.7.2).

Ms. Herring commented that there is not a definition for craftsperson in the Regulations and asked if it is left for interpretation.

- Mr. Pember explained that there is a lot more to it than just putting a craft shop in.
- Ms. Sigfridson feels that it is a good project, but agrees that it is a lot and we have to be careful and go through it item by item as it may not fit with what we've got in there right now. It is a pretty large-scale project compared to other things that are in that district right now.
- Mr. Pember asked what Mr. Desota would like to do first.
Mr. Desota stated that they know they can have a multi-family designation and he explained that they would like to get the second unit repaired so that somebody can live there and he said that he would like to get to the usability of the shop. He would like to park the trailers in back (out of sight). He asked how they can be good neighbors.

Mr. Pember suggested a multi-family renovation with a craftsperson business inside, with a showroom less than 2,000 sq. ft., which would be, strictly, a site plan review. Mr. Fitzgerald agreed, but also stated that the site plan would need to be by an engineer.

Mr. Desota said that it could be waived by the Commission.

Mr. Fitzgerald stated that, in his opinion, he does not feel the Commission would be able to waive it in this case, based on the scope.

Mr. Desota explained that he had spoken with Jana Roberson and she told him that it would be better to come in with a five-year plan.

Mr. Desota stated that they will get a surveyor involved and get the official plans to the PZC, they will go to a multi-family renovation with craftsperson if we think we can agree that a craftsperson designation could apply to us. He stated that they will clarify, in the plans, that most of their kitchens will never see Brooklyn.

Ms. Kelleher feels that there should be a public hearing as it is a big project in the Village Center District. She feels that this proposal goes beyond what she thinks of as a craftsperson. She referred to mixed-occupancy buildings with a first-floor business use and up to two dwelling units on upper floors which requires a special permit. She commented about the doctor's office with dwelling places on the first floor and she asked, if they are going to do it again, would it be considered a new use that would require a special permit.

Mr. Medina stated that it is a change of use and it would require a special permit for the mixed use (house and business).

Mr. Desota explained that they moved to a community based on what that community told them (he said that he has a letter from Jana Roberson). He asked that the Commission consider that this is how he feeds his family

Mr. Pember recommended that they get the engineering drawing and consult with the Engineer regarding the best way to phrase what is going to be done with the multi-family structure and get the Engineer's advice/guidance on any future plans for how to keep in compliance with the Village Center District.

There was discussion regarding retail vs. craftsperson. There was discussion regarding traffic. Mr. Desota stated that it would less traffic and impact to property than the doctor's office. He said that most customers won't come to the showroom (maybe two or three per month).

Mr. Desota spoke about remediating the property by removing some trees that have grown in the stone wall and they will rebuild the stone wall. They are also removing bittersweet which is killing trees. The property is 3.8 acres.

Ms. Sigfridson suggested that the Commission do a site visit at some point.

There was more discussion regarding site plan review vs. public hearing. Mr. Pember explained that he believes that if Mr. Desota gets a correct, certified engineering site plan, the Commission looks at it as a site plan review and, then, if the Commission, as a Board, feels that a public hearing would be necessary, then, that would be the proper time. He does not feel that we have enough information to make that determination at this time.

Ms. Kelleher suggested that Mr. Desota meet with Mr. Medina. Mr. Medina will provide the Staff Guidance to Mr. Desota.

The following MOTION TO REQUEST was made by S. Pember regarding **SPR 24-001** Site Plan Review for Craftsperson including accessory sales of craft items created by the craftsperson on 63 Canterbury Road (Map 24, Lot 91), Applicant: Ethan DeSota: Applicant submit revised plans addressing Staff commentary and in accordance with Site Plan requirements by the Town of Brooklyn Zoning Regulations prior to the Meeting on May 21, 2024, for review by the Commission.

Second by C. Kelleher. Discussion: M. Medina explained that May 21st is the deadline for the 65 days from the date received. Mr. Medina will follow-up with the Applicant.

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

b. **Other New Business** – None.

VIII. Reports of Officers and Committees

a. Staff Reports

1. Report of Margaret Washburn, ZEO (included in packets to Commission Members).

A Memo from Ms. Washburn (dated 3/19/2024) regarding a subdivision on South Street was also included

2. Report of Manuel Medina, Interim Town Planner.

Mr. Medina reported that 459 and 481 Wolf Den Road will be coming before the PZC to amend their permit.

b. Correspondence – None.

c. Chairman's Report – None.

d. Commissioner Training Updates – None.

IX. Public Commentary – None.

X. Adjourn

A.Fitzgerald adjourned the meeting at 8:09 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING BOUNDARY



Date 2-17-24

Application # ZC 24-001

Public Hearing Date 3/19/2024
Effective Date _____

Commission Action _____

FEE \$ 250.00
State Fee \$ 60.00

Check # _____

Name of Applicant Robert H. Perry, Sr. Phone 860-234-7279

Mailing Address 202 South Street, Brooklyn, CT 06234

Applicants Interest in the Property Owner

Property Owner Cynthia and Robert Perry, Sr. Phone 860-234-7279

Mailing Address 202 South Street, Brooklyn, CT 06234

MAP <u>40</u>	LOT <u>13</u>	LOT SIZE <u>3 Acres</u>
MAP _____	LOT _____	LOT SIZE _____
MAP _____	LOT _____	LOT SIZE _____

More lots , repeat above on separate sheet

ZONE: R10___ R30___ RA___ VCD___ NC___ RB___ PC___ I___

REQUEST CHANGE: FROM RA TO R30
REQUEST CHANGE: FROM _____ TO _____
REQUEST CHANGE: FROM _____ TO _____

More changes , repeat above on separate sheet

REASON FOR REQUEST: To be able to divide the tract into lot(s) in
accordance with R30 zoning regulations

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

7022 0410 0002 7291 8748

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North Scituate, RI 02857

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Postage \$0.68

Total Postage and Fees \$5.08

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03/01/2024

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☐ Adult Signature Required \$0.00

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Postage \$0.68

Total Postage and Fees \$5.08

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Brooklyn, CT 06234

Certified Mail Fee \$4.40

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

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Postage \$0.68

Total Postage and Fees \$5.08

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

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Postage \$0.68

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7022 0410 0002 7291 8694

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Brooklyn, CT 06234

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

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03/01/2024

Robert Perry

860-234-7279



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Base Fee \$450.
2-LOT \$500.
State \$60.
\$810.00

Received Date _____

Application # SD 24-001
Check # 11726

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant Louis A. Polsero Phone 401-447-6558
Mailing Address 601 Hartford Pike North Scituate, RI
Applicants Interest in the Property _____

Property Owner " Same Phone _____
Mailing Address _____

Name of Engineer/Surveyor Killingly Engineering Associates
Address 114 Westcott Road, PO Box 427
Contact Person Norman Thibault Phone 860-779-7299 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision ☒ Re subdivision _____
Property location South Street
Map # 40 Lot # 12 Zone RA Total Acres 54.123 Acres to be Divided 54.123
Number of Proposed Lots 2 Length of New Road Proposed 0
Sewage Disposal: Private ☒ Public _____
Note: Hydrological report required by Section 11.6.2
Length of new Sewer proposed: Sanitary 0 Storm _____
Water: Private ☒ Public _____

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

The following shall accompany the application when required:

- 4.2.2 Fee \$ 750 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. PENDING
4.2.6 Erosion & Sediment Control Plans ☒
4.2.7 Certificate of Public Convenience and Necessity
4.2.8 Applications filed with other Agencies

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

Applicant: [Signature] Date 3/20/24
Owner: [Signature] Date 3/20/24

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

LIST OF LAND OWNERS WITHIN 200' as of 03/12/2024 GIS

**Louis A. Polseno
South Street
Brooklyn, CT**

Job No. 23001

MAP/BLOCK/LOT BROOKLYN	NAME
Map 45, Lot 17	KRISTIN NICOL & BRADLEY REED KIRO 231 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 16	ROBERT & NANCY PEPIN 7 ERIN DRIVE BROOKLYN, CT 06234
Map 40, Lot 18	LAURIE BETH BLANCHETTE 213 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 18-1	CHRISTOPHER M. & BARBARA ANN PLASSE 207 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 21	MICHAEL J. KELLY & SARA A. DALTON 229 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 21-1	AMANDA L. & DENNIS M. SIMONEAU 217 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 21-2	JEANNE FOGG 34 BLUFF ROAD GALES FERRY, CT 06335
Map 45, Lot 2-46	RONALD & LORI O. PATRYLAK 19 KATHLEEN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-45	NICHOLE L. WILLIAMS 13 ERIN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-44	RURAL HOMES LTD 21 BABCOCK AVE. PLAINFIELD, CT 06374
Map 45, Lot 2-43	RURAL HOMES LTD 21 BABCOCK AVE. PLAINFIELD, CT 06374

Map 45, Lot 2-42	RURAL HOMES LTD 21 BABCOCK AVE. PLAINFIELD, CT 06374
Map 45, Lot 2-41	EDWARD J. & MICHELLE P. BARBEAU 37 ERIN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-40	RURAL HOMES LTD 21 BABCOCK AVE. PLAINFIELD, CT 06374
Map 45, Lot 2-39	RURAL HOMES LTD 21 BABCOCK AVE PLAINFIELD, CT 06374
Map 45, Lot 2-38	NANCY M. JOSLIN 42 ERIN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-37	RURAL HOMES LTD 21 BABCOCK AVE PLAINFIELD CT 06374
Map 45, Lot 2-36	SIU KWAN YIP 30 ERIN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-35	RURAL HOMES LTD 21 BABCOCK AVE PLAINFIELD CT 06374
Map 45, Lot 2-34	JENNIFER ROBBINS& ARMAID DAUPHINAIS, JR. 20 ERIN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-33	RURAL HOMES LTD 21 BABCOCK AVE PLAINFIELD CT 06374
Map 45, Lot 2-32	CHERYL A. & JOSEPH LEMIEUX, JR. 14 ERIN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-31	RURAL HOMES LTD 21 BABCOCK AVE PLAINFIELD, CT 06374
Map 45, Lot 2-30	JACOB L. LALUMIERE 40 KATHLEEN DRIVE BROOKLYN, CT 06234

Map 45, Lot 2-26	DAVID J. & CARRIE-ANN HUBERT 39 KATHLEEN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-25	RICHARD W. & BRENDA A. BENJAMIN 37 KATHLEEN DRIVE BROOKLYN, CT 06234
Map 45, Lot 2-14	RICHARD & NAOMI L. REGIS 240 SOUTH STREET BROOKLYN, CT 06234
Map 45, Lot 2-13	RYAN EVAN GRECKZKOWSKI 253 SOUTH STREET BROOKLYN, CT 06234
Map 45, Lot 2-12	ANDREW T. SARA L. DIONNE 257 SOUTH STREET BROOKLYN, CT 06234
Map 45, Lot 2-11	SEAN BOLTON & ELIZABETH NELSON 265 SOUTH STREET BROOKLYN, CT 06234
Map 45, Lot 2-10	DAVID E. & LISA M. GUIDO 33 PHELPS LANE WILLIAMSBURG, MA 01096
Map 45, Lot 2-9	JASON S. BENJAMIN 273 SOUTH STREET BROOKLYN, CT 06234
Map 45, Lot 3	RICHARD R. & NAOMI L. REGIS 240 SOUTH STREET BROOKLYN, CT 06234
Map 45, Lot 3-1	TAYLOR J. REGIS 258 SOUTH STREET BROOKLYN, CT 06234
Map 45, Lot 1	TOWN OF BROOKLYN PO BOX 356 BROOKLYN, CT 06234
Map 32, Lot 128	NAOMI L. REGIS 240 SOUTH STREET BROOKLYN, CT 06234
Map 32, Lot 148	PAUL R. LEHTO 40 ALMADA DRIVE BROOKLYN, CT 06234
Map 33, Lot 91-6	THE CARMEN M. GIBEAULT REVOCABLE TRUST 306 ALLEN HILL ROAD BROOKLYN, CT 06234

Map 40, Lot 88	TOWN OF BROOKLYN PO BOX 356 BROOKLYN, CT 06234
Map 40, Lot 88-45	KYLE J. DEMELLO & JUSTINE M. LEVESQUE 45 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 88-45	“PRIVATE” 35 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 88-44	MARK P. & GINA M. PUTNAM 25 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 88-33	HARRY & MICHELLE JONES 46 JUNIPER WAY BROOKLYN, CT 06234
Map 40, Lot 88-32	DEREK & SARA WESOLOWSKI 38 JUNIPER WAY BROOKLYN, CT 06234
Map 40, Lot 88-31	DAVID W. VANNIEUWENHUYZE 30 JUNIPER WAY BROOKLYN, CT 06234
Map 40, Lot 88-30	JESSICA A. SOLIS 22 JUNIPER WAY BROOKLYN, CT 06234
Map 40, Lot 88-29	KRISTI & FELIX P. RAMOS, JR. 16 JUNIPER WAY BROOKLYN, CT 06234
Map 40, Lot 88-28	JASON & ROBIN M. REGINE 10 JUNIPER WAY BROOKLYN, CT 06234
Map 40, Lot 88-27	CHRISTOPHER J. & ERIN V. CHANDLER 65 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 88-26	JAY & MARISSA L. HEIMGARTNER 62 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 88-25	JOSEPH L. & TAMI M. LUPIEN 56 SALMON DRIVE BROOKLYN, CT 06234

Map 40, Lot 88-24	ROBERT & DONNA M. SABOURIN 48 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 88-23	JAMES P. & SARAH B. RAND 42 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 88-13	SUET CHUNG LAU 8 CHERRY LANE BARRINGTON, RI 02806
Map 40, Lot 88-11	LONI A. DECELLES 143 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 13	ROBERT HARRY PERRY, SR. 202 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 12-1	CONSTANCE H. BOURQUE 186 DEANS MILL ROAD STONINGTON, CT 06378
Map 40, Lot 11	BROOKLYNS COUNTRY VIEW RESTAURANT, LLC 170 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 10	KILLINGLY RIFLE CLUB 80 DORING DRIVE DANIELSON, CT 06239
Map 40, Lot 9	WOLAK PETER TRUSTEE FOR EVERGREEN 134 SOUTH STREET BROOKLYN, CT 06234
Map 40, Lot 17	FANNYE HERRERA & JUAN E. REVERA 62 SALMON DRIVE BROOKLYN, CT 06234
Map 40, Lot 19	BEATRICE A. ROBERGE PO BOX 212 EAST KILLINGLY, CT 06234
Map 40, Lot 20	PHILIP E. & MARY ANN MARCHESSEAU 226 SOUTH STREET BROOKLYN, CT 06234



Legend

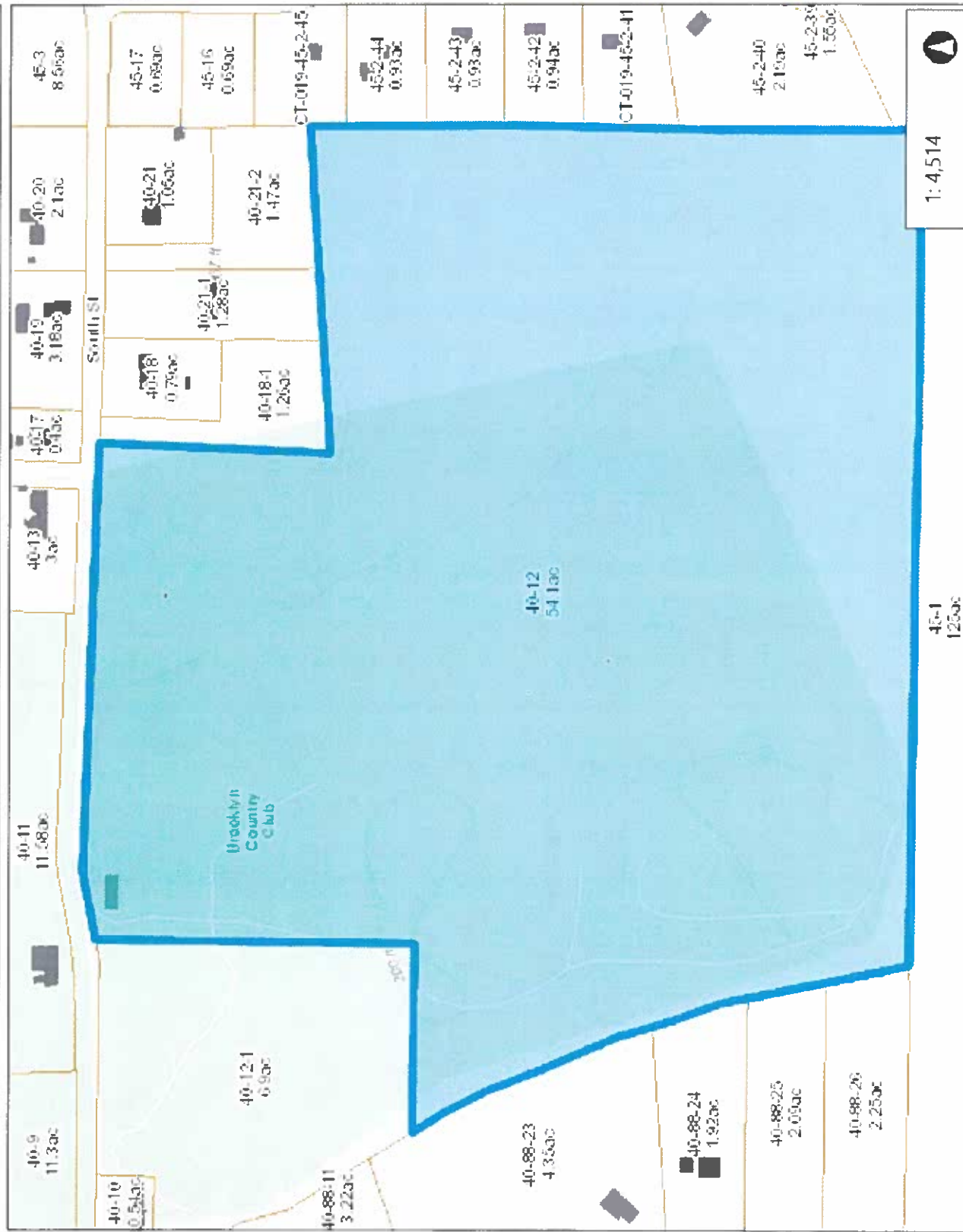
Town

Buildings 2012

Parcels

Notes

Enter Map Description



This map is a trace of projected static equilibrium and quasi-static equilibrium configurations. Both layers, fluid and solid, may be made to move together or independently. Both layers, fluid and solid, may be made to move in two or three

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.1 Miles

0

10

100

100

100

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

Louis A. Polseno
South Street
Brooklyn, CT

I authorize the Brooklyn Planning & Zoning Commission and its members to access and inspect the subject Property during the pendency of the application and during the construction process.

for James J. Pollock Date: 3/20/2024
Applicant:

for James J. Pollock Date: 3/20/2024
Owner:

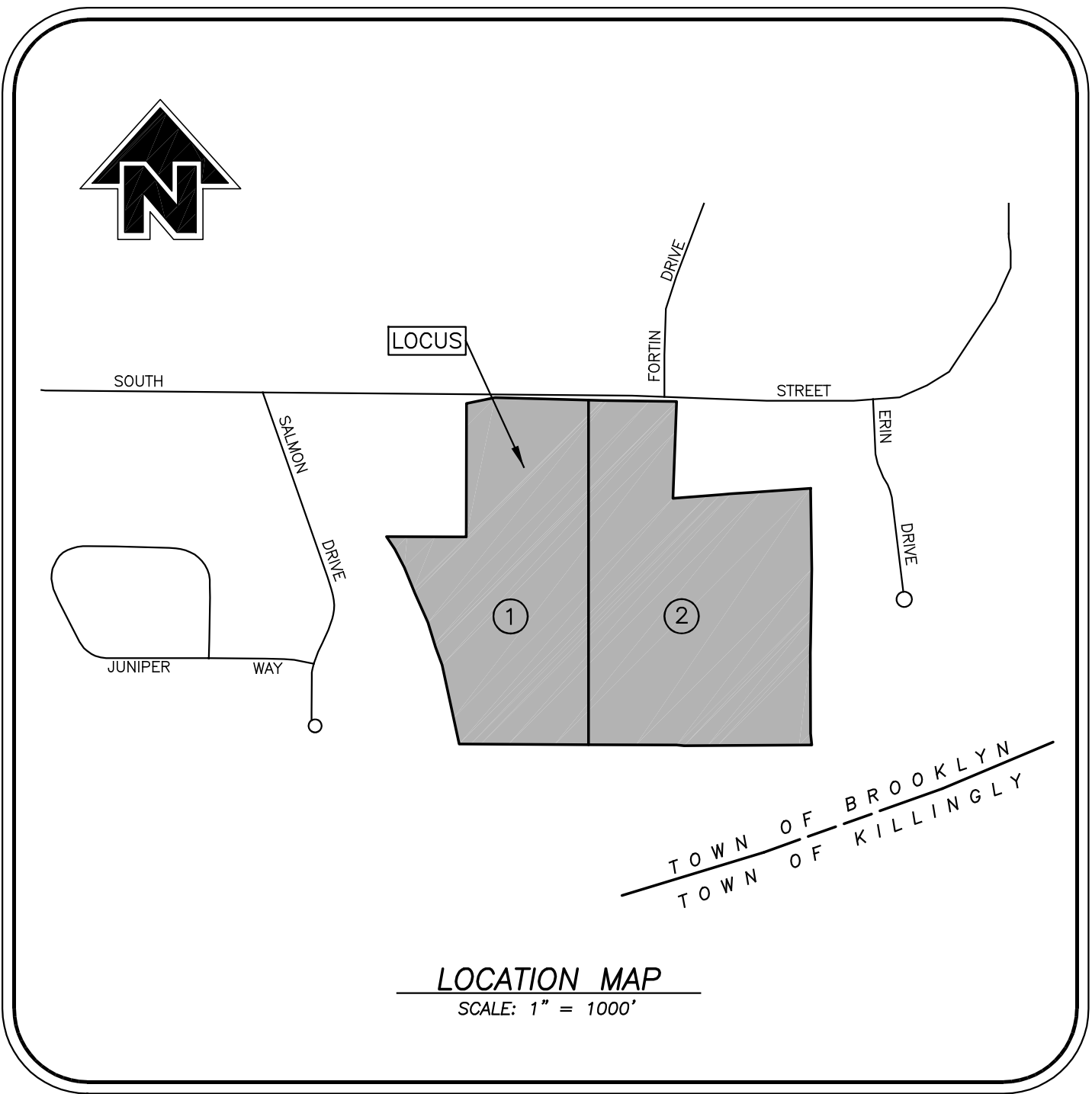
PROPOSED 2 LOT SUBDIVISION

SOUTH STREET
BROOKLYN, CONNECTICUT

PREPARED FOR:
LOUIS A. POLSENO

LEGEND	
○	IRON PIN FOUND
●	IRON PIN TO BE SET
○ DH	DRILL HOLE FOUND
Ø	UTILITY POLE
□ CB	CATCH BASIN
---100---	EXISTING CONTOURS
---100---	PROPOSED CONTOURS
—#—	INLAND WETLANDS FLAG
—o—o—o—o—	STONE WALL
×•×	TREE WITH WIRE

**BEFORE YOU DIG
CALL BEFORE YOU DIG**
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 7
SUBDIVISION MAP	2 OF 7
PARCEL HISTORY MAP	3 OF 7
SITE ANALYSIS PLAN	4 OF 7
SOILS MAP	5 OF 7
DETAIL SHEET NO. 1	6 OF 7
DETAIL SHEET NO. 2	7 OF 7

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

FINAL APPROVAL DATE _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

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

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN _____

DATE _____

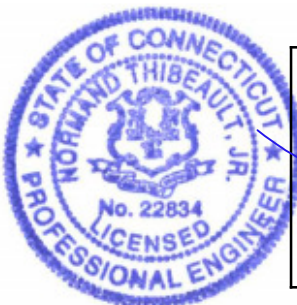
PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
3/11/2024	STREETLINE SETBACK FOR SUBDIVISION

Killingly Engineering Associates
Civil Engineering & Surveying

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

FEBRUARY 2024



Normand Thibault, Jr.
NORMAND THIBAUT, JR., P.E. No. 22834 DATE 2/20/2024

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 85°07'51" E	50.39'
L2	N 86°16'34" E	88.66'
L3	N 86°16'34" E	47.36'
L4	S 01°38'41" W	46.29'
L5	S 05°44'36" E	52.03'
L6	N 89°31'36" W	33.50'
L7	N 89°45'09" W	113.52'
L8	N 20°29'29" W	86.36'
L9	N 22°15'55" W	126.83'
L10	N 27°34'08" W	93.29'
L11	N 33°13'21" W	68.48'
L12	S 88°27'53" E	65.70'
L13	S 02°06'11" W	6.88'

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- ⊙ DH DRILL HOLE FOUND
- ⊗ UTILITY POLE
- CB CATCH BASIN
- INLAND WETLANDS FLAG
- STONE WALL
- ⊗ TREE WITH WIRE

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

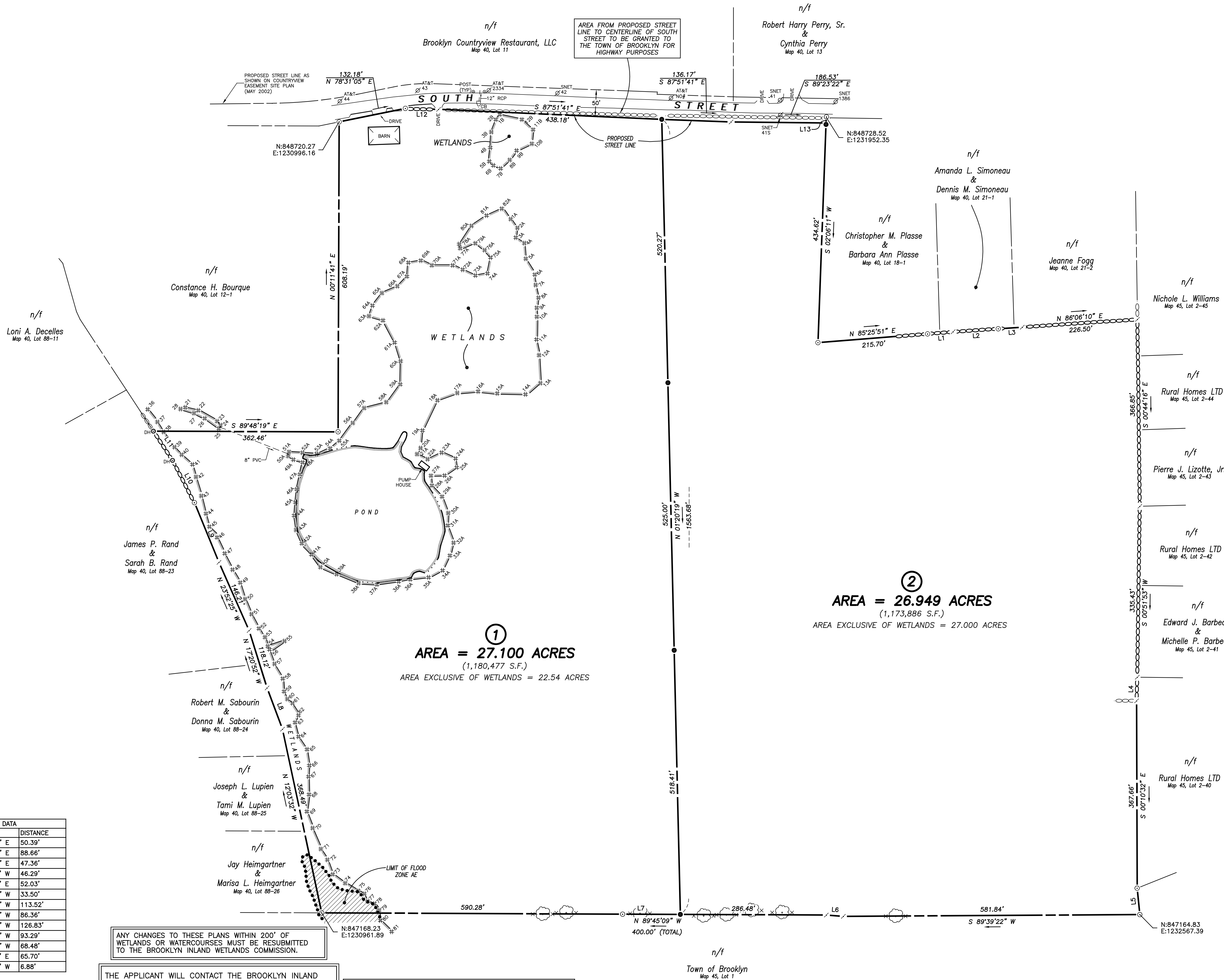
APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE _____ DATE: _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

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



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Survey Type: Subdivision Map.
 - Boundary Determination Category:
 - Along Existing Deed Lines : Resurvey
 - Along Proposed Deed Lines : Original Survey
- Total Subdivided area = 54.049 acres.
- Zone = RA.
- Owner of record: Louis A. Polseno.
661 Old Hartford Pike
Scituate, RI 02857
See Volume 705, Page 120
- Parcel is shown as Lot #12 on Assessors Map #40.
- Parcel lies within Flood Hazard Zone "X" (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0241F Effective Date: 9/7/2023.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on 11/09/2021.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- The Subdivision Regulations of the Brooklyn Planning & 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. Any such variances or modifications are on file in the office of the commission.

MAP REFERENCES:

- "Perimeter Survey - Plan of Land - Prepared for - 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: May 2018 - Prepared by: PC Survey Associates". Not on file.
- "Compilation Plan - Showing Parcel Division - Prepared for - KA&G Developement, LLC & 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: 5/16/2021 - Prepared by: Provost & Rovero, Inc". On file in the Brooklyn Land Records in Map Book 23, Pg. 49.

REVISIONS	
DATE	DESCRIPTION
3/11/2024	STREETLINE SETBACK FOR SUBDIVISION

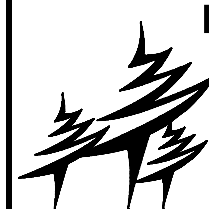
SUBDIVISION MAP

PREPARED FOR

LOUIS A. POLSENO

SOUTH STREET
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



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

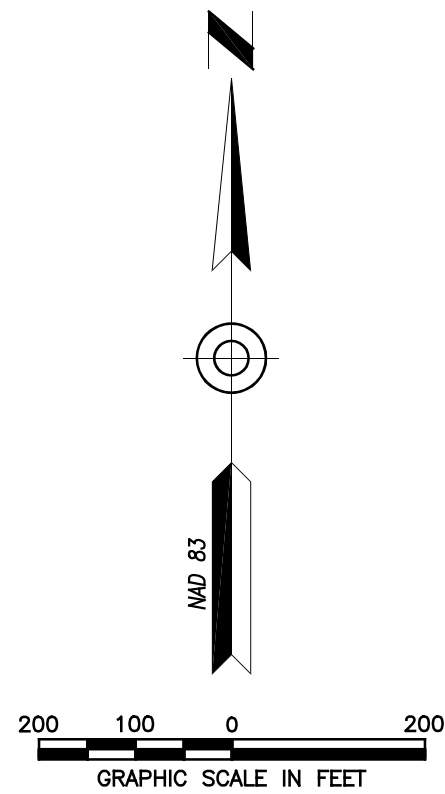
DATE: 2/15/2024	DRAWN: RGS
SCALE: 1" = 100'	DESIGN: --
SHEET: 2 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23001



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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 3/20/2024

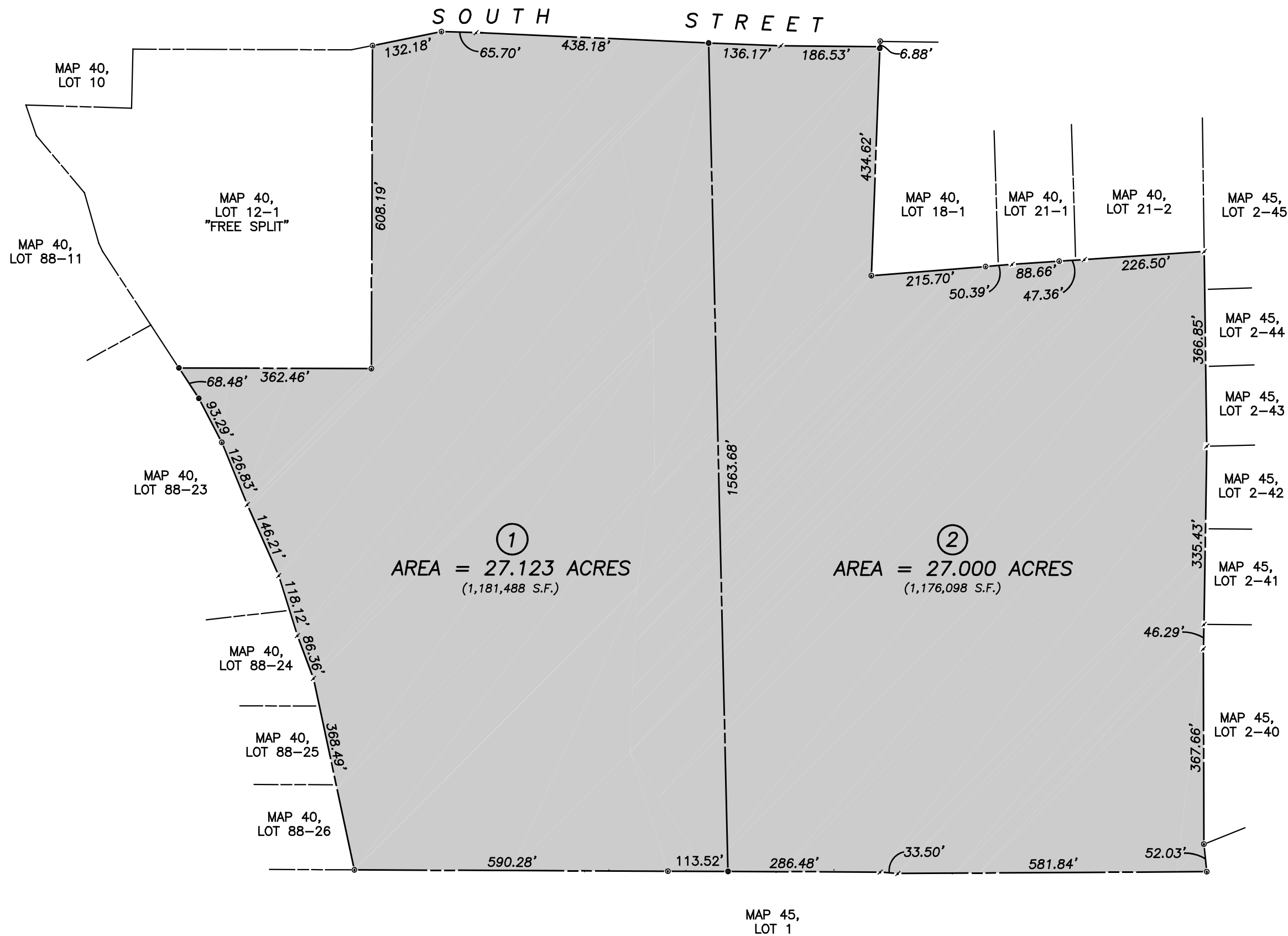
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



HISTORICAL DATA					
LOT #	GRANTOR	GRANTEE	VOL.	PG	DATE
12	ADVANTA IRA (DAVID HELD)	LOUIS POLSENO	705	12	11/3/2022
12	PAIGE PROCTOR	ADVANTA IRA (DAVID HELD)	701	36	9/13/2022
12	KA & G DEVELOPMENT, LLC	PAIGE PROCTOR	701	32	8/29/2022

PARCEL OUT "FREE SPLIT"					
12-1	KA & G DEVELOPMENT, LLC	CONSTANCE BORQUE	702	209	10/11/2022

12 & 12-1	170 SOUTH STREET, LLC	KA & G DEVELOPMENT, LLC	673	307	7/21/2021
12 & 12-1	RICHARD REGIS	170 SOUTH STREET, LLC	521	34	2/01/2013
12 & 12-1	IDA K. McDONALD	RICHARD REGIS	71	164	12/5/1980
12 & 12-1	ROBERT JOHNSON	IDA K. McDONALD	58	237	9/3/1974
12 & 12-1	FRANK RICE	ROBERT JOHNSON	42	619	5/9/1967



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;

- This survey conforms to a Class "D" horizontal accuracy.
- Survey Type: Compilation Map.

"This plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey, and is subject to such change as an accurate field survey may disclose."

- Parcel is shown as Lot 12 on Assessors Map 40.

- Owner of Record: Louis A. Polseno
661 Old Hartford Pike
Scituate, RI 02857
See Volume 705, Page 120

MAP REFERENCES:

- "Perimeter Survey - Plan of Land - Prepared for - 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: May 2018 - Prepared by: PC Survey Associates". Not on file.
- "Compilation Plan - Showing Parcel Division - Prepared for - KA&G Development, LLC & 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: 5/16/2021 - Prepared by: Provost & Rovero, Inc". On file in the Brooklyn Land Records as Map Book 23, Pg. 49.

DATE	DESCRIPTION
3/11/2024	STREETLINE SETBACK FOR SUBDIVISION
REVISIONS	

COMPILATION MAP
PARCEL HISTORY MAP
PREPARED FOR

LOUIS A. POLSENO

SOUTH STREET
BROOKLYN, CONNECTICUT



Killingly Engineering Associates
Civil Engineering & Surveying

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

DATE: 2/15/2024	DRAWN: RGS
SCALE: 1" = 200'	DESIGN: --
SHEET: 3 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23001



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

Greg A. Glaude
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 3/20/2024

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

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

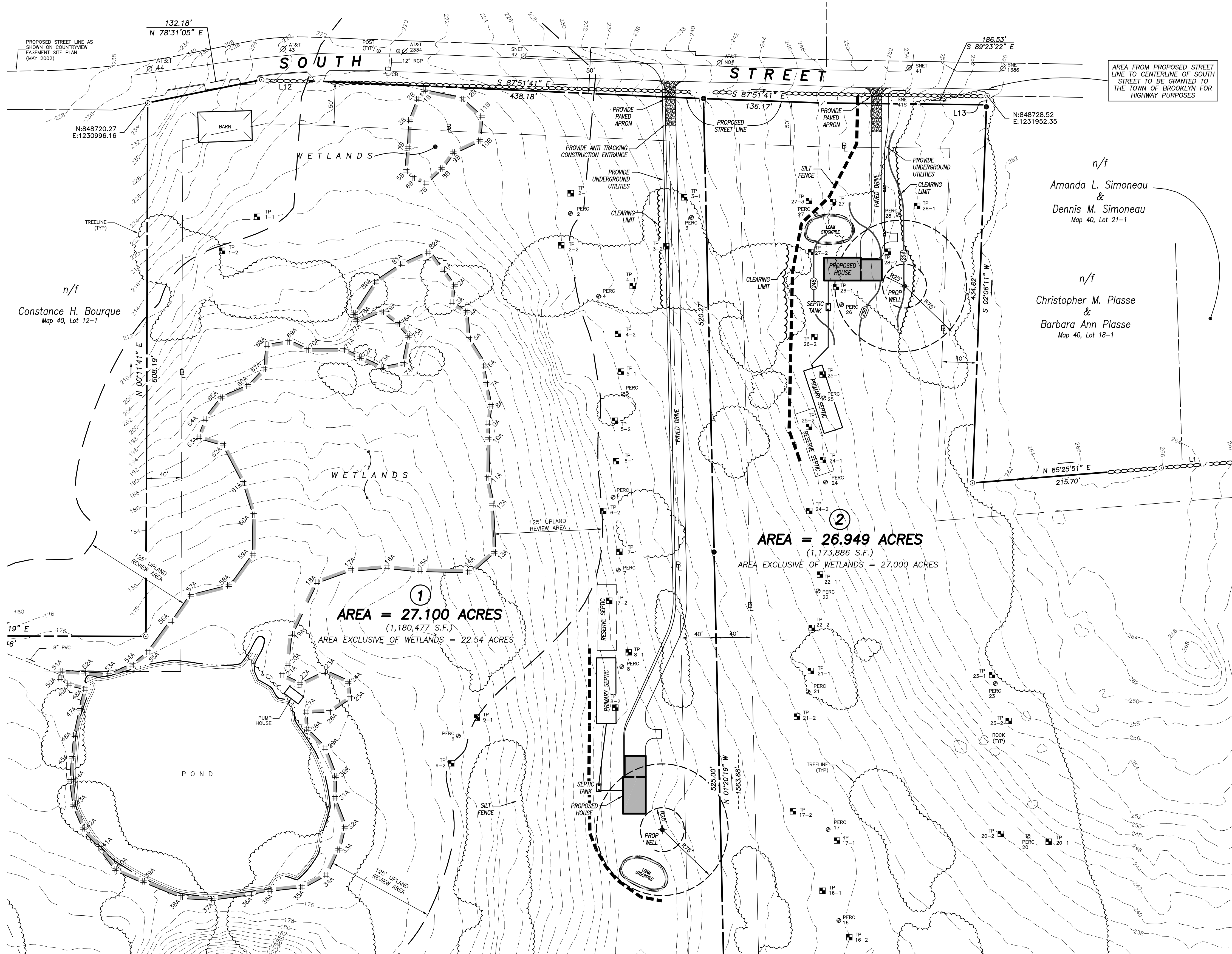
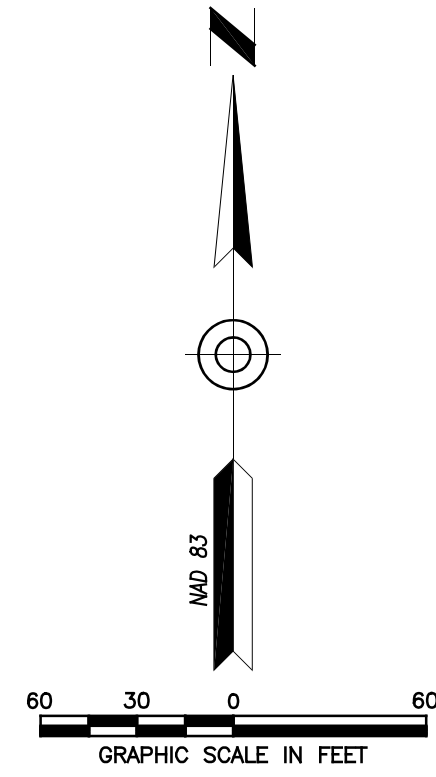
APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

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



FOR ALL CONSTRUCTION NOTES,
TEST PIT DATA AND DETAILS
SEE SHEET 6 OF 7.

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category:
 - Along Existing Deed Lines : Resurvey
 - Along Proposed Deed Lines : Original Survey
- Total Subdivided area = 54.049 acres.
- Zone = RA.
- Owner of record: Louis A. Polseno.
661 Old Hartford Pike
Scituate, RI 02857
See Volume 705, Page 120
- Parcel is shown as Lot #12 on Assessors Map #40.
- Parcel lies within Flood Hazard Zone 'X' (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0241F Effective Date: 9/7/2023.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on 11/09/2021.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- The Subdivision Regulations of the Brooklyn Planning & 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. Any such variances or modifications are on file in the office of the correction system.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCES:

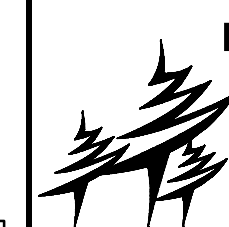
- "Perimeter Survey - Plan of Land - Prepared for - 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: May 2018 - Prepared by: PC Survey Associates". Not on file.
- "Compilation Plan - Showing Parcel Division - Prepared for - KA&G Development, LLC & 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: 5/16/2021 - Prepared by: Provost & Rovero, Inc". On file in the Brooklyn Land Records in Map Book 23, Pg. 49.

DATE	STREETLINE SETBACK FOR SUBDIVISION
3/11/2024	DESCRIPTION
DATE	DESCRIPTION
REVISIONS	

IMPROVEMENT LOCATION SURVEY
SITE ANALYSIS PLAN
PREPARED FOR

LOUIS A. POLSENO

SOUTH STREET
BROOKLYN, CONNECTICUT



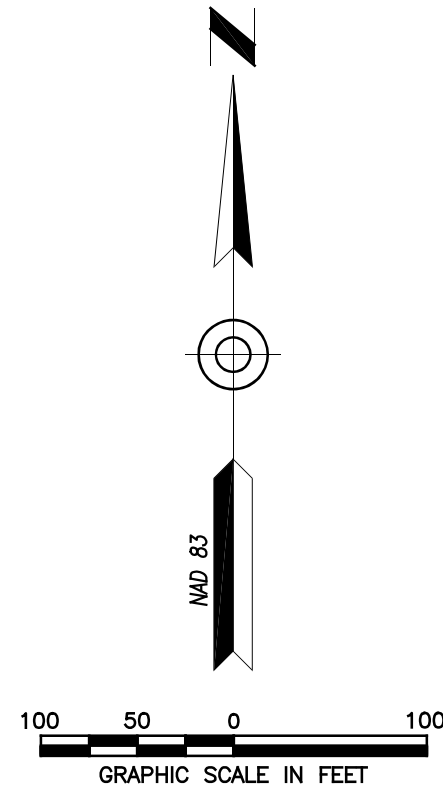
Killingly Engineering Associates
Civil Engineering & Surveying

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

DATE: 2/15/2024	DRAWN: RGS
SCALE: 1" = 60'	DESIGN: NET
SHEET: 4 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23001



Norman E. Thibault, Jr., P.E.
LIC. #PEN 0022834
DATE



n/f
Loni A. Decelles
Map 40, Lot 88-11

n/f
Constance H. Bourque
Map 40, Lot 12-1

n/f
James P. Rand
&
Sarah B. Rand
Map 40, Lot 88-23

n/f
Robert M. Sabourin
&
Donna M. Sabourin
Map 40, Lot 88-24

n/f
Joseph L. Lupien
&
Tami M. Lupien
Map 40, Lot 88-25

n/f
Jay Heimgartner
&
Marisa L. Heimgartner
Map 40, Lot 88-26

n/f
Brooklyn Countryview Restaurant, LLC
Map 40, Lot 11

n/f
Robert Harry Perry, Sr.
&
Cynthia Perry
Map 40, Lot 13

n/f
Amanda L. Simoneau
&
Dennis M. Simoneau
Map 40, Lot 21-1

n/f
Christopher M. Plasse
&
Barbara Ann Plasse
Map 40, Lot 18-1

n/f
Jeanne Fogg
Map 40, Lot 21-2

n/f
Nichole L. Williams
Map 45, Lot 2-45

n/f
Rural Homes LTD
Map 45, Lot 2-44

n/f
Pierre J. Lizotte, Jr.
Map 45, Lot 2-43

n/f
Rural Homes LTD
Map 45, Lot 2-42

n/f
Edward J. Barbeau
&
Michelle P. Barbeau
Map 45, Lot 2-41

n/f
Rural Homes LTD
Map 45, Lot 2-40

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Field surveyed topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - LIDAR topographic features conform to a Class "T-D" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - Boundary Determination Category:
 - Along Existing Deed Lines : Resurvey
 - Along Proposed Deed Lines : Original Survey
- Total Subdivided area = 54.049 acres.
- Zone = RA.
- Owner of record: Louis A. Polseno.
661 Old Hartford Pike
Scituate, RI 02857
See Volume 705, Page 120
- Parcel is shown as Lot #12 on Assessors Map #40.
- Parcel lies within Flood Hazard Zone "X" (areas of minimal flooding) as shown on FIRM Map # 09015C Panel 0241F Effective Date: 9/7/2023.
- Elevations shown are based on North American Vertical Datum of 1988 (NAVD 88). Contours shown are taken from Connecticut statewide LIDAR and supplemented with actual field survey. Contour interval = 2'.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, on 11/09/2021.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

MAP REFERENCES:

- "Perimeter Survey - Plan of Land - Prepared for - 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: May 2018 - Prepared by: PC Survey Associates". Not on file.
- "Compilation Plan - Showing Parcel Division - Prepared for - KA&G Development, LLC & 170 South Street, LLC - South Street - Brooklyn, Connecticut - Scale: 1" = 100' - Date: 5/16/2021 - Prepared by: Provost & Rovero, Inc". On file in the Brooklyn Land Records in Map Book 23, Pg. 49.

DATE	STREETLINE SETBACK FOR SUBDIVISION
3/11/2024	
DATE	DESCRIPTION
	REVISIONS

IMPROVEMENT LOCATION SURVEY
SOILS MAP
PREPARED FOR

LOUIS A. POLSENO

SOUTH STREET
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

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

DATE: 2/15/2024	DRAWN: RGS
SCALE: 1" = 100'	DESIGN: NET
SHEET: 5 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23001

LEGEND

- F.F. FINISHED FLOOR
● IRON PIN TO BE SET
○ IRON PIN FOUND
○ DH DRILL HOLE FOUND
○ UTILITY POLE
□ CB CATCH BASIN
● PERCOLATION TEST HOLE
■ TEST HOLE
--- EXISTING CONTOURS
--- PROPOSED CONTOURS
--- INLAND WETLANDS FLAG
--- BUILDING SETBACK LINE
--- STONE WALL
--- SILT FENCE
x TREE WITH WIRE

LINE	BEARING	DISTANCE
L1	N 85°07'51" E	50.39'
L2	N 86°16'34" E	88.66'
L3	N 86°16'34" E	47.36'
L4	S 01°38'41" W	46.29'
L5	S 05°44'36" E	52.03'
L6	N 85°31'36" W	33.50'
L7	N 89°45'09" W	113.52'
L8	N 20°29'29" W	86.36'
L9	N 22°15'55" W	126.83'
L10	N 27°34'08" W	93.29'
L11	N 33°13'21" W	68.48'
L12	S 88°27'53" E	65.70'
L13	S 02°06'11" W	6.88'

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

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per Sec. 8-26C, Connecticut General Statutes:



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Greg A. Glaude
GREG A. GLAUDE, L.S. LIC. NO. 70191
NORMAND E. THIBEAULT, JR., P.E. LIC #PEN 0022834
DATE 3/20/2024

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
Greg A. Glaude
GREG A. GLAUDE, L.S. LIC. NO. 70191
NORMAND E. THIBEAULT, JR., P.E. LIC #PEN 0022834
DATE 3/20/2024
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

TEST HOLE DATA - December 27, 2021
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1-1	0'-10"	Topsoil
	10'-28"	Brown Sandy Loam Into Tan Sandy Loam
	28'-86"	Gray Compact Sandy Pan W/Large Rock
	N/A	Ledge
	N/A	GW
	Restrictive	28"
	Mottling	28"

TEST HOLE DATA - December 21, 2021
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
2-1	0'-20"	Topsoil(Varies in Depth)
	20'-24"	Sandy Loam W/Large Rock
	24'-36"	Loamy Fine Sand W/Large Rock
	36'-86"	Wet Compact Mottled Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	83" Seeps @ 62"
	Mottling	36"
2-2	0'-12"	Topsoil
	12'-27"	Sandy Loam W/Fine Roots
	27'-34"	Loamy Fine Sand W/Fines
	34'-87"	Compact Mottled Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Seeps @ 51"
	Mottling	27"
3-1	0'-8"	Topsoil
	8'-28"	Brown Loamy Sand
	28'-41"	Loamy Medium Sand
	41'-107"	Gray Compact Fine Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
	Mottling	35"
3-2	0'-10"	Topsoil
	10'-18"	Brown Loamy Sand
	18'-35"	Tan Loamy Medium Sand
	35'-104"	Gray Compact Fine Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
	Mottling	34"
4-1	0'-12"	Topsoil
	12'-32"	Brown Loamy Sand
	32'-88"	Tan Loamy Medium Sand
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
	Mottling	32"
4-2	0'-14"	Topsoil(Varies in Depth)
	14'-34"	Brown Sandy Loam W/Roots
	34'-72"	Wet Loamy Sands & Rotten Rock
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
	Mottling	34"
5-1	0'-9"	Topsoil
	9'-27"	Brown Sandy Loam
	27'-72"	Saturated Mottled Gray Very Fine Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	Mottling
	Mottling	27"
5-2	0'-8"	Topsoil
	8'-30"	Brown Sandy Loam
	30'-67"	Saturated Mottled Gray Very Fine Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	86" Seeps @ 41"
	Mottling	30"
	Mottling	33"
6-1	0'-9"	Topsoil
	9'-24"	Brown Sandy Loam W/Rocks
	24'-66"	Wet Loamy Sand
	N/A	Ledge
	N/A	GW
	Restrictive	24" Seeps @ 35"
	Mottling	24"
6-2	0'-9"	Topsoil
	9'-29"	Brown Sandy Loam
	29'-42"	Mottled Tan Sandy Loam
	42'-66"	Saturated Mottled Gray Very Fine Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	60" Seeps @ 42"
	Mottling	29"
	Mottling	29"
7-1	0'-10"	Topsoil
	10'-35"	Sandy Loam W/Rocks
	35'-74"	Wet Loamy Sand & Rotten Rock
	N/A	Ledge
	N/A	GW
	Restrictive	70" Seeps @ 54"
	Mottling	35"
	Mottling	35"
7-2	0'-8"	Topsoil
	8'-31"	Sandy Loam W/Rocks
	31'-72"	Wet Loamy Sand & Rotten Rock
	N/A	Ledge
	N/A	GW
	Restrictive	Seeps @ 31"
	Mottling	31"
	Mottling	31"
8-1	0'-6"	Topsoil
	6'-29"	Brown Sandy Loam
	29'-78"	Gray Mottled Very Fine Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	29"
	Mottling	29"
	Mottling	29"
8-2	0'-8"	Topsoil
	8'-20"	Brown Sandy Loam
	20'-51"	Tan Sand & Gravel
	51'-85"	Mottled, Saturated Gray Very Fine Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	80" Seeps @ 66"
	Mottling	51"
	Mottling	50"
9-1	0'-9"	Topsoil
	9'-19"	Fill Material
	19'-26"	Buried Original Topsoil
	26'-43"	Coarse Sand & Gravel
	43'-53"	Wet, Washed Pebbles
	53'-79"	Wet Coarse Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	43"
	Mottling	43"
9-2	0'-12"	Topsoil
	12'-31"	Loamy Sand W/Fines
	31'-72"	Wet Coarse Sand W/Some Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	31"
	Mottling	31"
10-1	0'-13"	Topsoil
	13'-26"	Sandy Loam Into Loamy Sand
	26'-82"	Medium Sand
	N/A	Ledge
	N/A	GW
	Restrictive	Roots

10-2	0'-14"	Topsoil W/Large Roots
	14'-30"	Sandy Loam Into Loamy Sand
	30'-48"	Medium Sand
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
11-1	0'-7"	Topsoil W/Roots
	7'-19"	Gravelly Sandy Loam
	19'-21"	Gravelly Loamy Sand
	21'-75"	Coarse, Medium Sands W/Some Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
11-2	0'-10"	Topsoil
	10'-20"	Brown Sandy Loam
	20'-30"	Gravelly Loamy Sand
	30'-48"	Coarse Sand & Gravel
	48'-89"	Medium Sand
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
12-1	0'-10"	Topsoil
	10'-21"	Gravelly Sandy Loam
	21'-60"	Coarse Sand & Gravel
	60'-89"	Medium Sand
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
12-2	0'-7"	Topsoil
	7'-30"	Gravelly Sandy Loam
	30'-72"	Stratified Sands & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
13-1	0'-5"	Topsoil
	5'-18"	Brown Sandy Loam
	18'-47"	Tan Sand & Gravel
	47'-68"	Medium Washed Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
13-2	0'-11"	Topsoil/Fill
	11'-28"	Sandy Loam Into a Loamy Sand
	28'-48"	Medium Sand W/Gravel
	48'-92"	Mottled Sand W/Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
	Mottling	48"
14-1	0'-7"	Topsoil
	7'-17"	Washed Pebbles/Fill
	17'-22"	Buried Original Topsoil
	22'-32"	Brown Fine Sandy Loam
	32'-86"	Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
14-2	0'-10"	Topsoil
	10'-28"	Brown Sandy Loam Into Tan Sandy
	28'-78"	Loam W/ Small Rock
	78'-90"	Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
15-1	0'-10"	Topsoil
	10'-25"	Sandy Loam
	25'-36"	Loamy Sand W/Fines
	36'-75"	Stratified Coarse Sand & Gravel
	75'-88"	Gray Compact Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
15-2	0'-12"	Topsoil
	12'-25"	Loamy Sand W/Fines
	25'-34"	Loamy Sand
	34'-39"	Tight Loamy, Very Fine Sand W/Gravel
	39'-67"	Tight Coarse Sand & Gravel
	67'-94"	Gray Compact Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
16-1	0'-13"	Topsoil
	13'-37"	Fine Sandy Loam into a Very Fine
	37'-89"	Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
16-2	0'-6"	Topsoil(Depth Varies)
	6'-9"	Brown Sandy Loam
	9'-76"	Stratified, Very Coarse Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
17-1	0'-14"	Topsoil
	14'-29"	Brown Sandy Loam
	29'-8"	Medium Coarse Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
17-2	0'-14"	Topsoil
	14'-24"	Gravelly Sandy Loam
	24'-35"	Medium Coarse Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
18-1	0'-7"	Topsoil
	7'-21"	Brown Sandy Loam
	21'-34"	Tan Loamy Fine Sand
	34'-89"	Gray Compact Mottled Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
18-2	0'-7"	Topsoil
	7'-22"	Brown Sandy Loam
	22'-32"	Mottled Fine Sandy Loam
	32'-50"	Compact Washed Gravel Sand
	50'-89"	Medium Sand & Gravel
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
19-1	0'-7"	Topsoil
	7'-19"	Brown Sandy Loam
	19'-35"	Tan Sand
	35'-78"	Compact Gray Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
19-2	0'-9"	Topsoil
	9'-21"	Brown Sandy Loam
	21'-40"	Mod. Compact Gray Fine Sandy Loam
	40'-86"	Compact Gray Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
20-1	0'-9"	Topsoil
	9'-32"	Orange Brown Fine Sandy Loam
	32'-72"	Mod. Compact Gray Fine Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	Roots

20-2	0'-12"	Topsoil W/Roots
	12'-30"	Brown Fine Sandy Loam
	30'-48"	Tan Very Fine Sandy Loam
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
21-1	0'-8"	Topsoil
	8'-27"	Brown Sandy Loam
	27'-30"	Loamy Fine Sand W/Some Silt
	30'-40"	Rocky, Loamy Fine Sand, Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
21-2	0'-11"	Topsoil
	11'-34"	Brown Very Fine Sandy Loam
	34'-88"	Mod. Compact Gray Sandy Pan W/Mottles
	88'-74"	Compact Gray Sandy Pan W/Mottles
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
22-1	0'-10"	Topsoil
	10'-20"	Brown Sandy Loam
	20'-34"	Loamy Fine Sand W/Roots
	34'-84"	Gray Compact Sandy Pan W/Mottles
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
22-2	0'-15"	Topsoil(Varies in Depth)
	15'-25"	Brown Fine Sandy Loam
	25'-81"	Mod. Compact Gray Sandy Pan W/Mottles
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
23-1	0'-9"	Topsoil W/Large Roots
	9'-22"	Sandy Loam Into a Loamy Sand
	22'-78"	Gray Mod. Compact Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
23-2	0'-10"	Topsoil W/Large Roots
	10'-18"	Loamy Fine Sand
	18'-72"	Gray Mod. Compact Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
24-1	0'-6"	Topsoil
	6'-19"	Brown Sandy Loam
	19'-35"	Loamy Fine Sand W/Some Silt
	35'-77"	Gray Compact Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
24-2	0'-8"	Topsoil
	8'-22"	Brown Sandy Loam
	22'-77"	Loamy Fine Sand W/Some Silt
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
25-1	0'-10"	Topsoil W/Roots
	10'-19"	Sandy Loam
	19'-27"	Loamy Sand
	27'-43"	Compact Gray Sandy Pan
	43'-75"	Compact Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
25-2	0'-10"	Topsoil
	10'-22"	Loamy Sand W/Fines
	22'-34"	Loamy Sand W/Large Rocks
	34'-82"	Compact Sandy Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
26-1	0'-6"	Topsoil
	6'-11"	Fill Material, Washed Pebbles
	11'-13"	Original Topsoil
	13'-32"	Fine Sandy Loam W/Silt
	32'-74"	Gray Sandy Hardpan, Mottled
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
26-2	0'-10"	Topsoil W/Roots
	10'-19"	Sandy Loam W/Few Roots & Some Large Rocks
	19'-28"	Compact Mottled Sandy Pan
	28'-75"	Gray Sandy Hardpan W/Mottles
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
27-1	0'-10"	Topsoil
	10'-24"	Fill, Drainage Material
	24'-28"	Brown Sandy Loam
	28'-87"	Gray Mottled Sandy Hardpan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
27-2	0'-6"	Topsoil
	6'-23"	Brown Sandy Loam
	23'-74"	Gray Sandy Hardpan, Mottled
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
28-1	0'-8"	Topsoil
	8'-25"	Fine Sandy Loam
	25'-86"	Gray Mottled Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots
28-2	0'-9"	Topsoil
	9'-27"	Brown Fine Sandy Loam
	27'-80"	Gray Mottled Sandy Pan
	N/A	Ledge
	N/A	GW
	Restrictive	Roots

PERCOLATION TEST RESULT - December 21, 2021
NORTHEAST DISTRICT DEPARTMENT OF HEALTH

HOLE 1		
Depth = 16"		Rate = 7.33 min./in.
Time	Reading	
11:50	2"	
11:56	3.5"	
12:02	5"	
12:12	7.875"	
12:20	8.25"	
12:31	9.5"	
12:42	11"	
HOLE 2		
Depth = 19"		Rate = 10 min./in.
Time	Reading	
12:02	7"	
12:12	11.25"	
12:22	13.75"	
12:27	15"	
12:32	16.25"	
12:37	16.75"	
HOLE 3		
Depth = 24"		Rate = 6.22 min./in.
Time	Reading	
12:10	8"	
12:17	14"	
12:22	16.5"	
12:24	17.375"	
12:27	18.5"	
12:34	20.5"	
12:39	22.5"	
12:46	23.625"	
HOLE 4		
Depth = 22"		Rate = 5.7 min./in.
Time	Reading	
12:07	7.5"	
12:17	12"	
12:23	13.75"	
12:28	14.75"	
12:33	15.75"	
12:38	16.5"	
12:43	17.75"	
12:48	18.625"	
HOLE 5		
Depth = 23"		Rate = 13.33 min./in.
Time	Reading	
10:06	6"	
10:09	8.25"	
10:12	9.75"	
10:15	11.375"	
10:18	12.5"	
10:23	13.75"	
10:28	15.25"	
10:32	16"	
10:37	16.75"	
10:42	17.75"	
10:47	18"	
10:52	18.875"	
10:57	19.625"	
11:02	20"	
HOLE 6		
Depth = N/A		Rate = 5 min./in.
Time	Reading	
10:08	6.25"	
10:10	7.75"	
10:12	9"	
10:17	11.25"	
10:22	12.75"	
10:27	14.25"	
10:32	15.125"	
10:37	16.125"	
HOLE 7		
Depth = 19"		Rate = 6.66 min./in.
Time	Reading	
10:41	7.75"	
10:43	9.25"	
10:45	10.25"	
10:50	11.5"	
10:55	12.75"	
11:00	13.5"	
11:05	13.375"	
11:10	15"	
11:15	15.5"	
11:20	16.25"	
11:25	17"	
HOLE 8		
Depth = 26"		Rate = 4 min./in.
Time	Reading	
11:06	8.875"	
11:08	11"	
11:10	14.25"	
11:12	15.875"	
11:17	19.5"	
11:20	20.75"	
11:23	22.25"	
11:26	23.25"	
11:29	24"	
11:32	24.75"	
11:35	25.5"	
HOLE 9		
Depth = 23"		Rate = 4 min./in.
Time	Reading	
11:30	5.5"	
11:32	8.625"	
11:34	10.5"	
11:36	12"	
11:38	13.375"	
11:40	14.825"	
11:42	16"	
11:44	17.25"	
11:46	18"	
11:48	18.75"	
11:50	19.5"	
11:52	20.25"	
11:54	20.75"	
11:56	21.25"	

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 Windham County Connecticut, U.S.D.A. Soil Conservation Service 1983.

SOILS:

- 3 Ridgebury, Leicester, and Whitman soils, extremely stony.

Included with this soil in mapping are areas of moderately well drained Sutton and Woodbridge soils that are slightly higher on the landscape. Sutton soils lack the dense substratum that Woodbridge soils have. Also included are a few non-stony surface soils, small areas of soils subject to flooding, small areas with steeper slopes, and areas with silt loam surface and subsoil textures. Minor components make up about 10 percent of the map unit.
Slope: nearly level to gently sloping
Landscape: depressions on uplands, drainageways on uplands
Surface cover: 3 to 14 percent stones
Size of map unit: Areas commonly range from 3 to 150 acres.

- 13—Walpole sandy loam, 0 to 3 percent slopes

- 29A—Agawam fine sandy loam, 0 to 3 percent slopes

- 34A—Merrimac sandy loam, 0 to 3 percent slopes

Included with this soil in mapping are areas of excessively drained Hinckley and Windsor soils that are higher on the landscape. Hinckley soils are sandy and gravelly and Windsor soils are sandy throughout. Also included are well drained Agawam soils that are loamy over sand and gravel. Moderately well drained Ninigret and Sudbury soils are included in slightly lower areas of the landscape. Ninigret soils are loamy over sand and gravel and Sudbury soils are sandy and gravelly. Small areas of poorly drained Walpole soils and very poorly drained Scarborough soils are included in depressions and drainageways. A few areas include soils with a fine sandy loam surface texture. Reddish brown soils are included in the southern part of the town of Woodbury, in Litchfield County. Minor components make up about 20 percent of this map unit

- 34B—Merrimac sandy loam, 3 to 8 percent slopes

Included with this soil in mapping are areas of excessively drained Hinckley and Windsor soils that are higher on the landscape. Hinckley soils are sandy and gravelly and Windsor soils are sandy throughout. Also included are well drained Agawam soils that are loamy over sand and gravel. Moderately well drained Ninigret and Sudbury soils are included in slightly lower areas on the landscape. Ninigret soils are loamy over sand and gravel and Sudbury soils are sandy and gravelly. Small areas of poorly drained Walpole soils and very poorly drained Scarborough soils are included in depressions and drainageways. A few areas include soils with a fine sandy loam surface texture. Reddish brown soils are included in the southern part of the town of Woodbury, in Litchfield County. Minor components make up about 20 percent of this map unit.

- 38C—Hinckley gravelly sandy loam, 3 to 15 percent slopes

Included with this soil in mapping are areas of excessively drained Windsor soils which are sandy throughout. Also included are somewhat excessively drained Merrimac soils and well drained Agawam soils. Merrimac soils are sandy over sand and gravel and Agawam soils are loamy over sand and gravel. Small areas of moderately well drained Sudbury soils are included in slightly lower areas, poorly drained Walpole soils and very poorly drained Scarborough soils are included in shallow depressions and drainageways. A few areas in Litchfield and Hartford counties include soils with a reddish brown color. Windham County includes some soils with a fine sandy loam surface. New London County includes some soils with less gravel or a gravelly silt loam surface and subsoil. New Haven County includes some soils with less gravel or a gravelly loamy sand surface. Minor components make up about 20 percent of this map unit.

- 50B—Sutton very stony fine sandy loam, 3 – 8 percent slopes

This soil is gently sloping and moderately well drained. It is near the base of slopes and in slight depressions in glacial till uplands. The areas are mostly oval or irregular in shape and range from 3 to 50 acres. Stones cover 1 to 8 percent of the surface. Slopes are smooth and concave.

- 61B Canton and Charlton soils, 3 to 8 percent slopes, very stony

Included with these soils in mapping are areas of moderately well drained Sutton soils in slight depressions on the landscape, and poorly drained Leicester soils in depressions and drainageways. Also included are areas of moderately deep, somewhat excessively drained and well drained Chatfield soils where bedrock is 20 to 40 inches below the surface. Shallow, somewhat excessively drained and well drained Hottel soils are in small areas where bedrock is 10 to 20 inches below the surface. A few areas in Litchfield County include soils with a silt loam surface and subsoil. Minor inclusions make up about 20 percent of the map unit.
Slope: gently sloping
Landscape: hills on uplands
Surface cover: 0 to 3 percent stones
Size of map unit: Areas commonly range from 3 to 100 acres

- 10B—Saco silt loam

Included with this soil in mapping are areas of poorly drained Limerick, Lim, and Rippowam soils. Limerick soils are siltier throughout, Lim soils are less than 40 inches to coarse textured substratum, and Rippowam soils are loamier throughout. Somewhat poorly drained Bash soils are included in areas where the soil color is red due to parent material. Also included are moderately well drained Winooski soils and well drained Hadley soils on higher portions of the flood plain. Minor components make up about 20 percent of this map unit.

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.

DEVELOPMENT SCHEDULE: (Individual Lots):

- Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor, licensed in the State of Connecticut. Once the limits of clearing are flagged, they shall be reviewed and approved by an agent of the Town.
- Install and maintain erosion and sedimentation control devices as shown on these plans. All erosion control devices shall be inspected by an agent of the Town. Any additional erosion control devices required by the Town's Agent shall be installed and inspected prior to any construction on site. (See silt fence installation notes.)
- Install construction entrance.
- Construction will begin with clearing, grubbing and rough grading of the proposed site. The work will be confined to areas adjacent to the proposed building, septic system and driveway. Topsoil will be stockpiled on site and utilized during final grading.
- Begin construction of the house, septic system and well.
- Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion.
- The site will be graded so that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN:

- 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.
- The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
- All stripping 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.
- Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
- The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
- 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:

- Dig a 6" deep trench on the uphill side of the barrier location.
- Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
- Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
- Inspect and repair barrier after heavy rainfall.
- 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.
- 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:

- Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
- 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.
- 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.
- 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.
- 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 seedlings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%–100% coverage.

MAINTENANCE

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

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

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

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:

- Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
- Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
- 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 time and fertilizer into the soil to a depth of 4".
- Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.
- Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
- 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

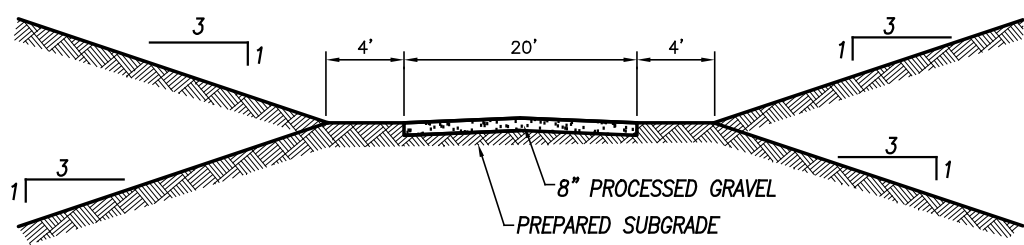
Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters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

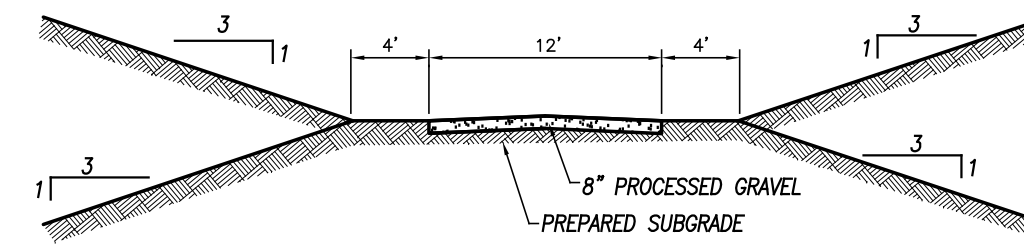
While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of 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 roped 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.



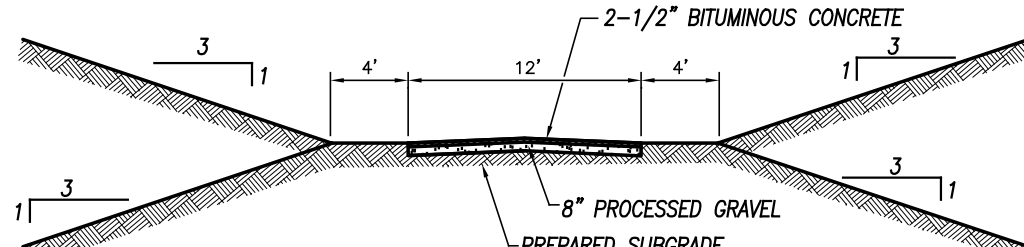
SHARED GRAVEL DRIVE DETAIL

NOT TO SCALE



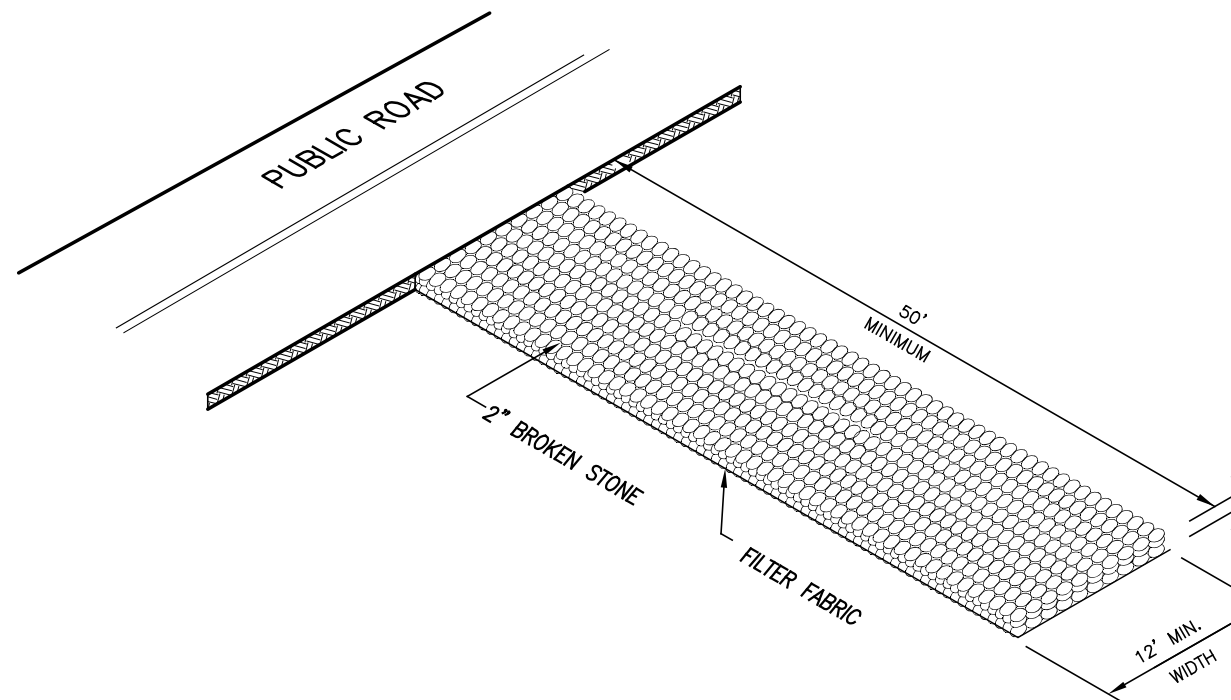
GRAVEL DRIVE DETAIL

NOT TO SCALE



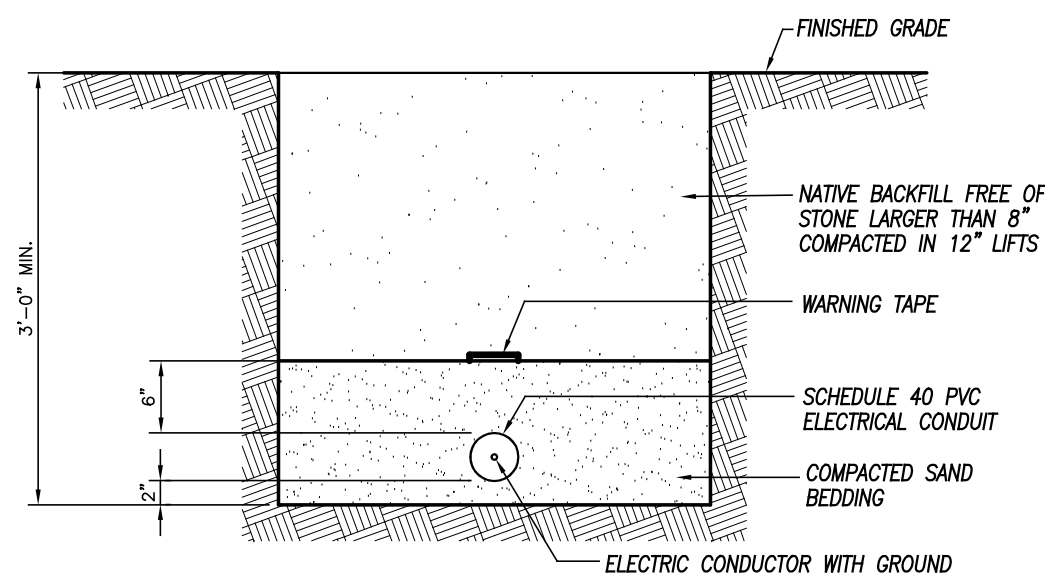
PAVED DRIVE DETAIL

NOT TO SCALE



CONSTRUCTION ENTRANCE

NOT TO SCALE



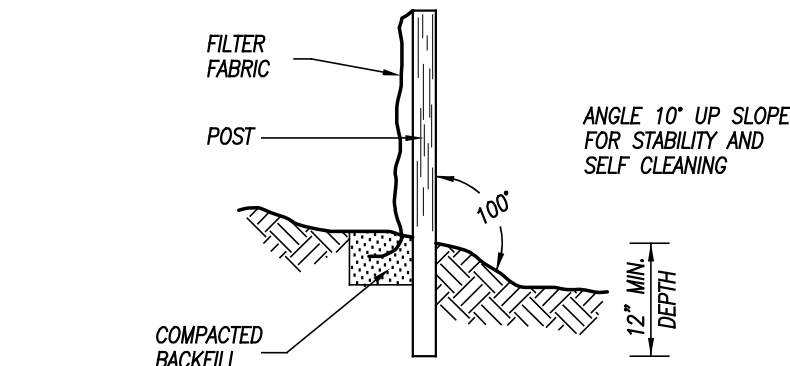
NOTE: CONTRACTOR SHALL PROVIDE SILT/CLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

ELECTRICAL CONDUIT IN TRENCH

NOT TO SCALE

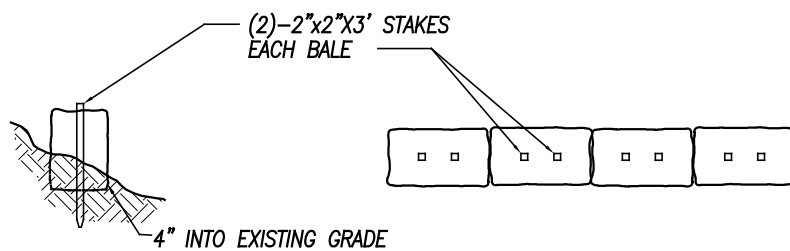


Norman E. Thibault, Jr. 5/10/2024
NORMAND E. THIBAUT, JR., P.E. DATE
LIC #FEN 0022834



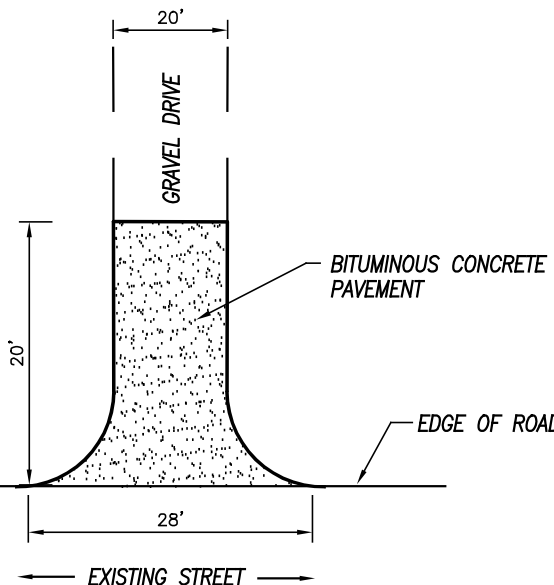
SILT FENCE

NOT TO SCALE



HAYBALE BARRIER

NOT TO SCALE



PAVED APRON

NOT TO SCALE

3/11/2024	STREETLINE SETBACK FOR SUBDIVISION
DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET NO. 2

PREPARED FOR

LOUIS A. POLSENO

SOUTH STREET
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



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

DATE: 2/15/2024	DRAWN: RGS
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 7 OF 7	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23001

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE
Expiration date per Sec. 8.26C, Connecticut General Statutes:	

REVIEWED BY THE TOWN ENGINEER

ENGINEER DATE

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN 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.

NOTICE TO ADJACENT LAND OWNERS

March 20, 2024

In accordance with the requirements of the Town of Brooklyn Subdivision Regulations, Section 4.2.10, this notice is provided to you as notification of an application submitted to the Town of Brooklyn Planning and Zoning Commission for a 2-lot subdivision on South Street.

The applicant and property owner is Louis A. Polseno, and the parcel is shown Lot 12, Block 36 on Assessors Map #40.

Maps and other application information are available for review in the land use office at the Clifford B. Green Memorial Center, 69 South Street, Brooklyn, CT 06234.

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT



Received Date _____
Action Date _____

Application #SPR 24-002
Check# 061326

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Bright Ops- Jason Mockus/ Robin Klein Phone (413)-435-5356
Mailing Address 1451 Grafton St Worcester MA, 01604 Phone (413)-435-5356

Name of Owner Jason Beaulieu Phone (860)-334-2211
Mailing Address 78 Tripp Hollow Rd, Brooklyn, CT 06234 Phone (860)-334-2211

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

Property location/address 78 Tripp Hollow Rd, Brooklyn, CT 06234
Map # _____ Lot # _____ Zone _____ Total Acres _____

Proposed Activity Ground mounted solar array of 36 panels @ 14.22 kW/DC with a 312' trench 18-24" below the frost line from array to house.

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

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

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

Variances obtained _____ Date _____

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

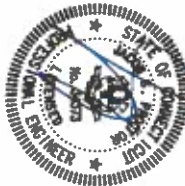
Applicant: Bright Ops - Jason Mockus/Robin Klein Date 03/26/24

Owner: Jason Beaulieu Date 03/26/24

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


APPLICABLE CODES
2000 NATIONAL ELECTRICAL CODE (NFPA 70)
2001 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED

02/27/2024
Firm License Number: PEC 0001229
VSE Project Number: U1932-8142-241



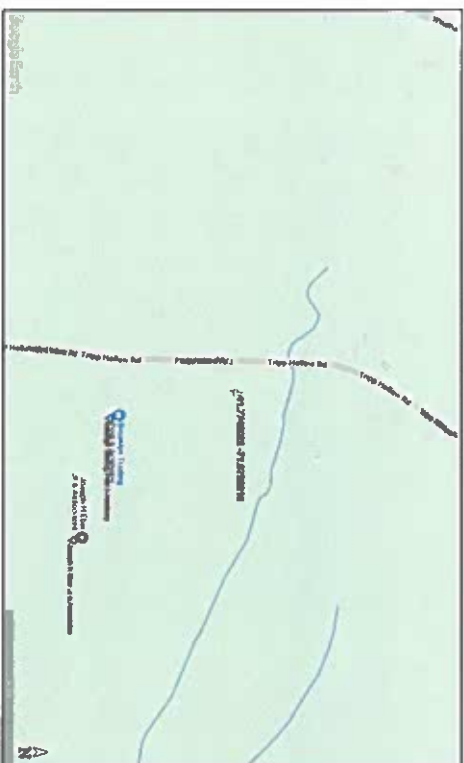
651 W. BACHTA MAN. BLVD. STE. 101
ORANGE, UTAH 84050
MYUNG (801) 990-1775
WWW.VECTORS2.COM

VECTOR
STRUCTURAL ONLY

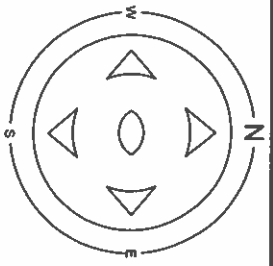
<div><div>Brigh Planet Solar</div></div> <div>BRIGHT PLANET SOLAR 103A MILLBURY ST. AUBURN MA 01501 888-997-4469</div>		SIGNATURE: _____	
CONTRACTOR LICENSE: _____		DATE: _____	
PROJECT #	0834219	REV	DATE
SYSTEM SIZE	14.22kWDC 11kWAC	—	—
DATE	2/20/2024 @ 4:38 PM	—	—
DESIGNER	BONICK DE JESUS TOR	—	—
JASON BEAULIEU 78 TRIPP HOLLOW RD, BROOKLYN, CT 06234			
TITLE SHEET			
PV1			

[illegible]

VICINITY MAP



TITLE SHEET
PV1



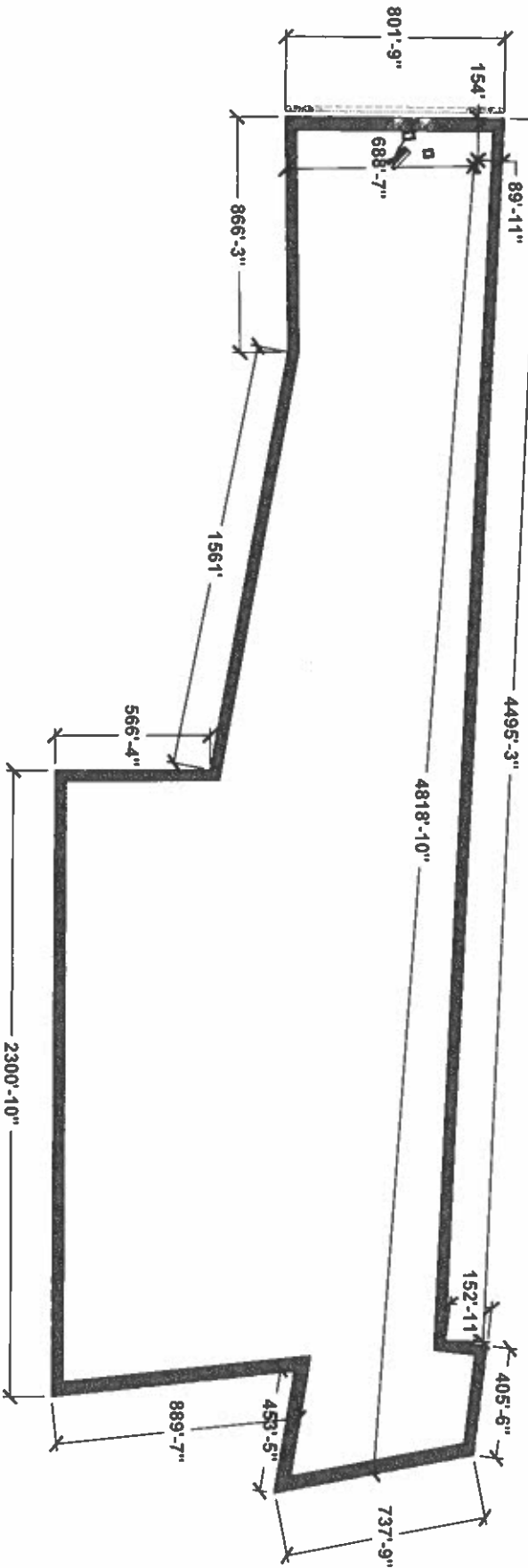
SCALE: 1"=200'

SETBACKS:

FY = 50'

SY = 30'

RY = 50'



Bright Planet Solar

BRIGHT PLANET SOLAR
103A MILLBURY ST.
AUBURN MA 01501
888-987-4469

SIGNATURE		PROJECT #		REV		DATE		DESCRIPTION		PROPERTY LINES	
CONTRACTOR LICENSE	DATE	8P542139	14 ZNWDIC	10KWIAC							
			2/20/2024 6:41:43 PM							JASON BEAULIEU 76 TRIPP HOLLOW RD. BROOKLYN, CT 06234	
			DESIGNER: EDMUND DE JESUS TOM								
										PV7	

MAPPING INSTRUCTIONS:


1. REMOVE THE 'SQUARE OPTIMIZER STICKER AND PLACE NEATLY ON THE APPROPRIATE NUMBERED SPACE.
2. WRITE THE CORRESPONDING NUMBER ON THE APPROPRIATE MODULE WITHIN THE ARRAY.

- DO NOT MAKE ANY TIE IN CHANGES UNLESS APPROVED AND DOCUMENTED BY BPS DESIGN TEAM
- MAXIMUM WATTAGE ALLOWED IN CIRCUIT/STRING IS 6000W FOR SOLAREGE INVERTERS 7600-11400
- MAXIMUM WATTAGE ALLOWED IN CIRCUIT/STRING IS 5700W FOR SOLAREGE INVERTERS 3000-6000
- MINIMUM OPTIMIZERS IN CIRCUIT/STRING = 8 (6 WITH P405/P505)

ARRAYS AND INVERTERS									
ARRAY #	INVERTER #	INVERTER TYPE	INVERTER WATTAGE	INVERTER EFFICIENCY	INVERTER VOLTAGE	INVERTER PHASE	INVERTER FREQUENCY	INVERTER SERIAL NUMBER	INVERTER DATE
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INVERTER(S) SERIAL NUMBERS

#

 BRIGHT PLANET SOLAR 103A MILLBURY ST. AUBURN MA 01501 888-987-4469		SIGNATURE _____ CONTRACTOR LICENSE: _____ DATE _____		PROJECT # _____ SYSTEM SIZE _____ DATE _____ DESIGNER _____ CHECK OF JESUS TOR _____		REV _____ DATE _____ DESCRIPTION _____		JASON BEAULIEU 78 TRIPP HOLLOW RD. BROOKLYN, CT 06234		OPTIMIZER TRACKING PV8	
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LEGEND / LEYENDA		JOB HAZARD ANALYSIS / ANALISIS DE RIESGOS LABORALES																			
<div><div></div><div>EXCLUSION ZONE/ ZONA RESTRINGIDA</div></div> <div><div>XXXXXXXXXXXX</div><div>ELECTRICAL ZONE/ ZONA ELECTRICA</div></div> <div><div></div><div>LADDER/ ESCALERA</div></div> <div><div></div><div>ANCHOR/ ANCLAJE</div></div> <div><div></div><div>ANCHOR WORK ANGLES/ ANCLAJE TRABAJADO EN ANGULOS</div></div> <div><div></div><div>VEHICLES/ VEHICULOS</div></div> <div><div></div><div>HAZARD NUMBER & EXPLAIN/ RIESGOS NUMERADOS Y EXPLICADOS</div></div> <div><div></div><div>TREE / ARBOL</div></div> <div><div></div><div>HOME ENTRANCES/ ENTRADA DE LA CASA</div></div>		<div>SITE NOTES (INCLUDE ANY HAZARD, NUMBERED AND EXPLAINED): NOTAS DEL LUGAR (INCLUYE CUALQUIER RIESGO, NUMERADO Y EXPLICADO):</div> <div>CLOSEST URGENT CARE / MEDICAL FACILITY: SALA DE EMERGENCIA / HOSPITAL MAS CERCANO:</div> <div>PUBLIC PROTECTION / PROTECCION PUBLICA: <input type="checkbox"/> EXCLUSION ZONES / ZONA RESTRINGIDA <input type="checkbox"/> MARKED ENTRYWAYS / ENTRADA MARCADA</div> <div>FALL PROTECTION / PROTECCION DE CAIDAS: <input type="checkbox"/> ANCHORS / ANCLAJE <input type="checkbox"/> ROPES / CARABINERS & ROPE GRAB / SOGAS CARABINERO Y AGARRE DE SOGA <input type="checkbox"/> HARNESS / ARNES <input type="checkbox"/> LANYARDS / SOGA</div> <div>PPE / EPP: <input type="checkbox"/> SAFETY GLASSES / GAFAS DE SEGURIDAD GLOVES/GUANTES <input type="checkbox"/> HARD HATS/CASCO DE SEGURIDAD PARA ELECTRICIDAD <input type="checkbox"/> FIRST AID KIT / KIT DE PRIMEROS AUXILIOS <input type="checkbox"/> COVID-19 PPE ON SITE / EPP POR COVID EN EL LUGAR <input type="checkbox"/> CREW ADHERING TO BPS COVID-19 PLAN / AJUSTE EN EL GRUPO AL PLAN POR COVID-19 DE BPS</div> <div>DATE / FECHA:</div> <div>CREW LEAD / LIDER DE GRUPO:</div> <div>CREW MEMBERS / MIEMBROS DEL GRUPO:</div>																			
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BOM SHEET						
ITEM DESCRIPTION	MANUFACTURER	PART NUMBER	QUANTITY NEEDED	EQUIPMENT BREAKER	PARTS PULLED	PARTS RECEIVED
1 SOLAR PV MODULE #1	CANADIAN SOLAR CS6H 395MS	CANADIAN SOLAR CS6H 395MS	36			
2 INVERTER #1	SOLAR EDGE SE10000H - US8GM	SOLAR EDGE SE10000H - US8GM	1	INVERTER #1: 60A-2P		
3 OPTIMIZERS	SOLAREGE S440	SOLAREGE S440	36			
4 RACKING	SNAPRACK	SNAPRACK RL UNIVERSAL	SEE RACKING / HARDWARE INFORMATION BELOW			
5 J-BOX	SELECTED BY FIELD	SELECTED BY FIELD	POLE AS REQUIRED			
6 GROUNDING	INTEGRATED WITH RACKING		INTEGRATED. SEE RACKING / HARDWARE INFORMATION BELOW			
8 AC (UTILITY) DISCONNECT	SQUARE D OR EQUAL	DUJ2218NB, 240V/60A, 2P, 3R	1			
8.1 AC DISCONNECT #2	SQUARE D OR EQUAL	DUJ2218B, 240V/60A, 2P, 3R	1			
8.2 INTEGRATED DC DISCONNECT	SOLAR EDGE		INTEGRATED TO THE INVERTER			
9 RAPID SHUTDOWN	SOLAR EDGE		INTEGRATED TO THE INVERTER			
10.1 INTEGRATED REVENUE METER	SOLAR EDGE		INTEGRATED TO THE INVERTER			
11 EXISTING MAIN SERVICE PANEL	EXISTING		N/A EXISTING	MAIN BREAKER: 100A PV TIE IN: 60A-2P		
14 EMCLOSED CIRCUIT BREAKER	SQUARE D OR EQUAL	QOMC2200NRB, 200A, 240V, 2P, 3R	1	BREAKER: 100A-2P		
ADDTL PARTS:						
ADDTL PARTS:						
ADDTL PARTS:						
RACKING / MOUNTING HARDWARE						
ROOFING TYPE: COMPOSITION SHINGLES						
STANDOFF 1/4 FEET / HOOKS, SLIDER & MOUNT	SNAPRACK RL UNIVERSAL		90			
FLASHING	SNAPRACK RL UNIVERSAL		90			
LAG BOLT	SNAPRACK RL UNIVERSAL		90/180			
GROUND LUGS	SNAPRACK RL UNIVERSAL		9			
RAIL	SNAPRACK RL UNIVERSAL		28			
SPACERS OR SKIRTS	SNAPRACK RL UNIVERSAL		28			
OPTIMIZER MOUNT	SNAPRACK RL UNIVERSAL		36			
END CLAMPS	SNAPRACK RL UNIVERSAL		72			
END CLAMPS OR RL LINK	SNAPRACK RL UNIVERSAL		36			
ADDITIONAL KITS REQUIRED	SNAPRACK RL UNIVERSAL					
NOTES						

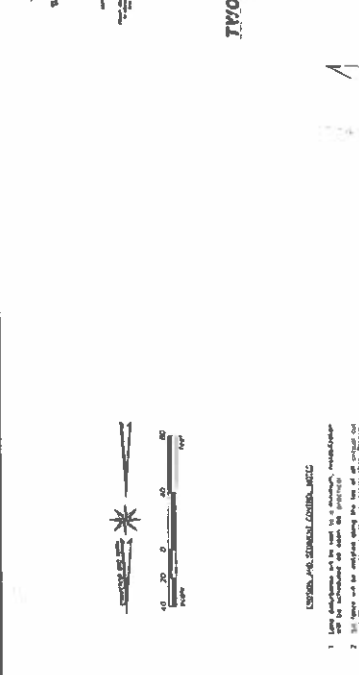
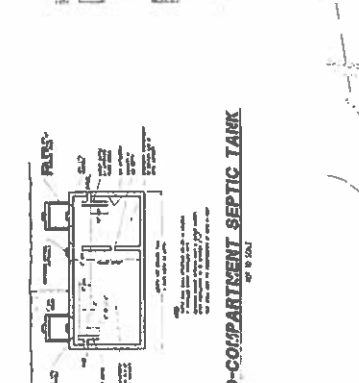
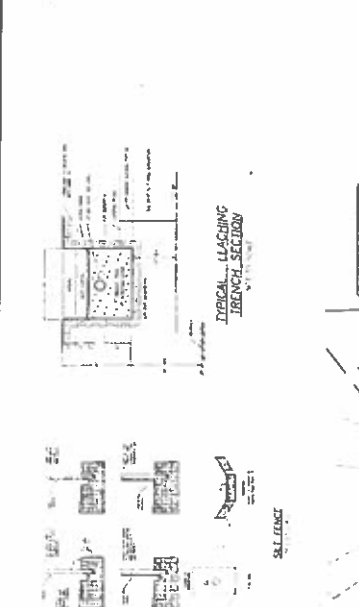
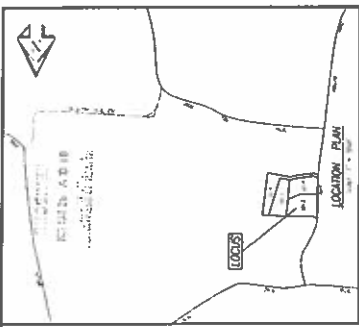
PICKED BY: _____

RECEIVED BY: _____









NOTES:

1. SEE SHEET 10-1 FOR LOCATION PLAN.
2. SEE SHEET 10-2 FOR TYPICAL TRENCH SECTION.
3. SEE SHEET 10-3 FOR TWO-COMPARTMENT SEPTIC TANK.
4. SEE SHEET 10-4 FOR PLAN.

PROPOSED ROAD

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General Location Survey

Paul R. Lehto

TRIPP HOLLOW ROAD

BROOKLYN, CONNECTICUT

SCALE: 1" = 20'

DATE: 07/17/2000

SHEET: 1 OF 1

PROJECT: 10-1

PROJECT: 10-2

PROJECT: 10-3

PROJECT: 10-4

Legend

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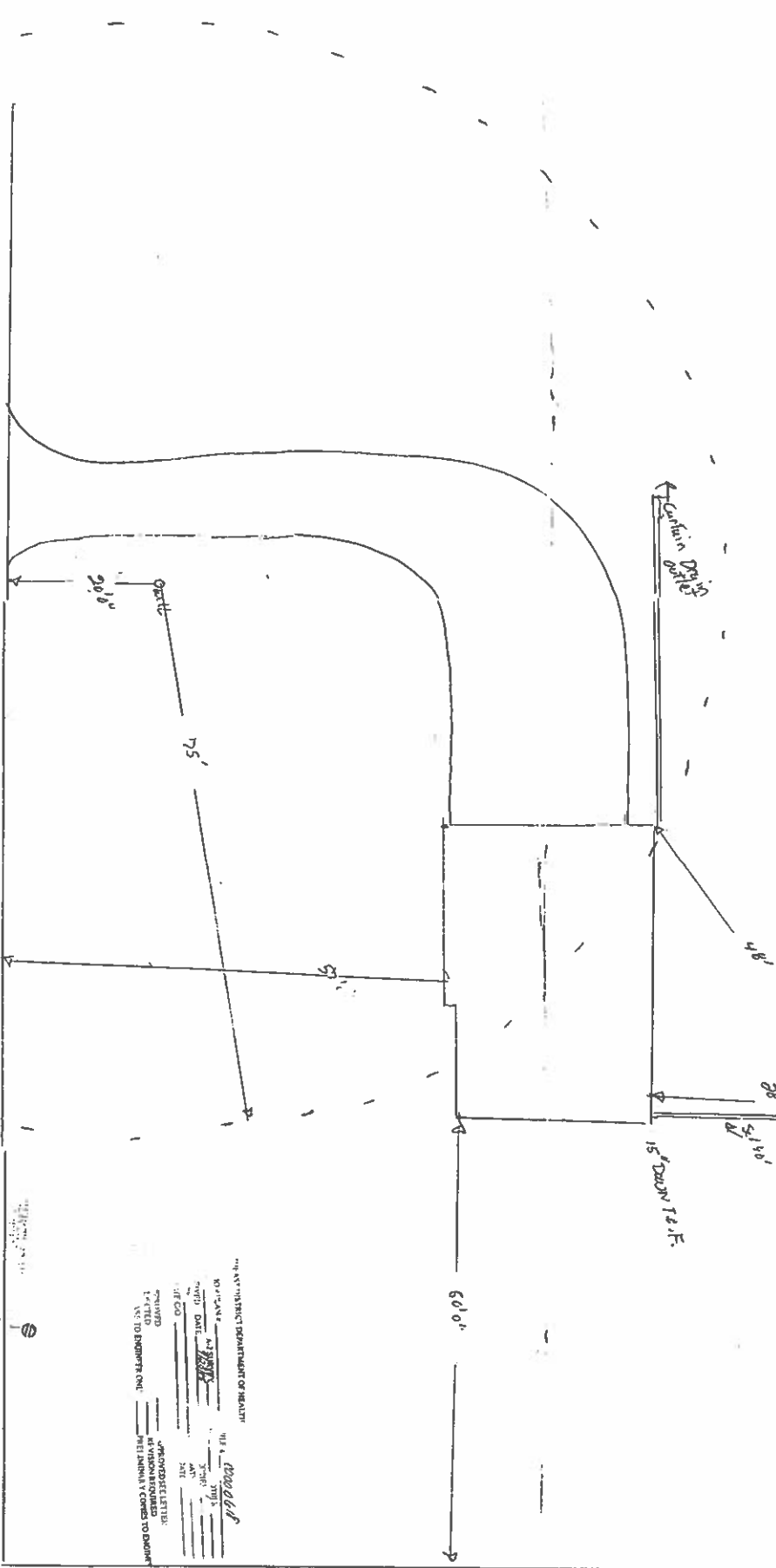
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[illegible]

Margaret Washburn's Z. E. O. Report 3/28/2024

Zoning Permits issued:

108 Pomfret Road – Sara and Tia Russo. Approved as routine maintenance visible from the public roadway in the VC Zone: Strip and re-roof with black shingles.

23 Bailey Woods Road – Colby Robinson. Outdoor wood boiler in the rear yard.

594 Hartford Road – Gil Maiato. New 5' x 16' addition to existing rear deck.

34 Fortin Drive – Sam Gallant. New 12' x 12' shed in the rear yard.

182 Tripp Hollow Road – Brian Meehan. New single-family dwelling with attached garage and 10' x 10' rear deck.

92 Allen Hill Road – Troy Devolve. New 16' x 28' deck connecting existing above-ground pool to the existing house.

15 Hamilton Avenue - Matt & Mariette Sheldon. New 10' x 16' front porch. This permit was issued following the recording of the Variance issued by the ZBA (see below) on the Land Records.

459 Wolf Den Road – Greg Fisher and Nicole Wineland Thompson Fisher. New 20' x 40' freestanding deck.

61 Beecher Road – VBL Properties LLC. New single-family dwelling with attached garage and front porch.

538 Providence Road – Townsend Development Associates LLC. Two new self-storage buildings.

Final Certificates of Zoning Compliance issued:

320A Drain Street Hampton (also known as Map 2 Lot 2 Brooklyn) – Rodrick and Michele Fontaine. New 30' x 38' attached garage with second floor accessory apartment.

Sign Permits issued:

564 Providence Road – Ace Hardware. One panel sign and 2 wall signs.

Home Offices Documented:

4 Greenway Drive – Paul Manocchio. Kayak rental business.

ZBA Variances Granted:

1. **ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66, 0.38 Acres, R-10 Zone:** Requesting a variance of section 3.A.5.2.1 of the Zoning Regulations to reduce the minimum front yard setback from 35 feet to 15.6 feet to construct a 10-foot x 16-foot front porch. **Approved.**

Other Business:

382 South Street – Norman A. Bunn. A Notice of Zoning Violations for an unregistered camping trailer and 2 goats in the R-10 Zone was issued. A Notice of Violation for a Blight Violation was issued for several bags of garbage stacked against the garage. Compliance has been achieved.

Town of Brooklyn

P&Z Budget FY24

Fiscal Year: 2023-2024

From Date: 3/1/2024

To Date: 3/31/2024

- ☐ 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	\$400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$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	\$430.60	\$1,555.84	(\$555.84)	\$28.20	(\$584.04)	-58.40%
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	\$830.60	\$6,895.84	\$11,514.16	\$2,428.20	\$9,085.96	49.35%

End of Report