

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Agenda  
Tuesday, April 16, 2024, 6:30 p.m.**

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

<b>MEETING LOCATION:</b> <b>Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT</b>	
<b>Video call link:</b> <a href="https://meet.google.com/ydf-fzsx-ahb">https://meet.google.com/ydf-fzsx-ahb</a>	<b>Or dial:</b> (US) +1 518-499-6440 PIN: 321 990 545#
<b>More phone numbers:</b> <a href="https://tel.meet/ydf-fzsx-ahb?pin=9730088782536">https://tel.meet/ydf-fzsx-ahb?pin=9730088782536</a>	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting April 03, 2024
- V. Public Commentary** (*3 minutes maximum per person*)
- VI. Unfinished Business:**
- VII. New Business:**
  - a. Applications:**
    - 1. **SD 24-002** One-lot re-subdivision on Day Street (Map 43, Lot 6), Applicant: Jeffrey Weaver.
    - 2. **GBR 24-002** Gravel bank renewal on Maynard Road (Map 29, Lot 5), Applicant: Rawson Materials.
  - 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. Correspondence**
  - c. Chairman's Report**
  - d. Commissioner Training Updates**
- IX. Public Commentary**
- X. Adjourn**

Allen Fitzgerald, Chairman

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
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	
<b>Video call link:</b> <a href="https://meet.google.com/iuo-ynpj-fhh">https://meet.google.com/iuo-ynpj-fhh</a>	<b>Or dial:</b> (US) +1 929-324-1654 PIN: 533 016 007#
<b>More phone numbers:</b> <a href="https://tel.meet/iuo-ynpj-fhh?pin=7773715705093">https://tel.meet/iuo-ynpj-fhh?pin=7773715705093</a>	

**MINUTES**

- I. Call to Order** – Allen Fitzgerald, Chair, called the meeting to order at 6:30 p.m.
- II. Roll Call** – Allen Fitzgerald, Carlene Kelleher, John Haefele Gil Maiato (all present in person).  
Michelle Sigfridson present via online.  
Lisa Herring was absent with notice.  
Seth Pember and Karl Avanecean were absent.
- Staff Present:** Manuel Medina, Interim Town Planner; Austin Tanner, First Selectman (present in person).  
Margaret Washburn, ZEO (present via online).
- Also Present in Person:** Attorney Doug Williams; Robert Perry; Cindy Perry; Normand Thibeault, Killingly Engineering Associates.  
There were three additional people present in the audience.
- Present via Online:** Michael D’Amato; Jennifer Warner; Jessica Solis.
- III. Seating of Alternates** – None.
- IV. Adoption of Minutes:** Meeting March 19, 2024
- Motion was made by G. Maiato to accept the Minutes of the Meeting of March 19, 2024, as presented.  
Second by J. Haefele. No discussion.  
Motion carried unanimously by voice vote (5-0-0).
- V. Public Commentary** (*3 minutes maximum per person*) – None.
- VI. Unfinished Business:**
- a. **Reading of Legal Notices**  
Manuel Medina read aloud the Legal Notice for ZC 24-001 which was published on March 6 & 13, 2024.
- 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.
- Attorney Doug Williams represented the Applicant:
- Attorney Williams referred to, and read aloud from, an email from Jana Roberson, former Town Planner, to Mr. Perry, dated January 25, 2021, and also from the Minutes of the March 3, 2021 PZC Meeting (both were included in packets to Commission Members).

Attorney Williams noted that a previous owner in the 1950's had horses and other animals on the property pre-zoning and that it was a non-conforming use in the R-30 Zone. He questioned why Mr. Perry would have applied for a zone change to RA because it wasn't needed. The letter indicates that he could apply for a zone change back to R-30. However, Mr. Perry would like to keep his horses. Attorney Williams feels that there may have been a mistake or misunderstanding. He noted that there is no reference to being able, or not being able, to have horses in either the Minutes or the email and there is no indication that the non-conforming use was ever terminated. Attorney Williams stated that Mr. Perry is simply trying to get back what he originally had.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION:**

- J. Haefele asked if the Land Use Attorney had been asked for an opinion. Mr. Fitzgerald stated that there was nothing mentioned in the Staff Guidance. Mr. Haefele stated that he does not know why the zone change to RA was applied for to begin with, but we can't undo that. He asked, Does the existing, non-conforming use survive the zone change?
- A. Tanner feels that it runs with the property, so he feels the answer is "yes."
- M. Sigfridson disagreed and explained that the Board cannot change the zoning to create a non-conforming lot and that it is not the PZC's role to give legal advice to applicants.
- Mr. Fitzgerald explained that if the zone were changed, the horses would not be allowed to stay.

Attorney Williams asked when the horses would have to leave.

Mr. Fitzgerald stated fifteen days.

Discussion continued regarding whether the use was grandfathered. Attorney Williams offered that he could provide information to prove it.

Mr. Perry stated that when he spoke with Jana Roberson about what he needed to do about the horses, she told him that he would need to change the zone because it was not grandfathered because he is not related to Mr. Bessette. Mr. Perry feels that Ms. Roberson should have told him, at that time, that he did not have to change the zone because it was already non-conforming.

Mr. Haefele explained that grandfathering doesn't have anything to do with being related, it runs with the land.

Mr. Perry stated that he did not know that.

Discussion continued. M. Sigfridson explained that, at the time of the previous zone change application, Mr. Perry was not asking the PZC to consider grandfathering (to be exempted from the requirements of the R-30), he was asking the PZC to change the zone and the Commission did because they determined that it was appropriate for that property to be RA.

C. Kelleher referred to the Minutes of the March 3, 2021 PZC Meeting and she commented that that it was not clear whether the horses were already there. She said that, if, at that time, there were no horses there, the grandfathering would no longer exist. Ms. Sigfridson stated that the Commission was not being asked to determine that at the time. Ms. Kelleher expressed agreement with Ms. Sigfridson and said that it is an unfortunate situation. Mr. Tanner commented that he agrees with Ms. Sigfridson and that it cannot go back to non-conforming.

Attorney Williams commented that it is a spot zone (agricultural) in the middle of R-30, which is the same thing with a different name, that it is a unique situation and that the non-conforming use was never terminated.

Mr. Haefele explained that it was terminated when it was changed to RA, it was brought into conformance and it was no longer an existing, non-conforming use.

There was discussion regarding notices to abutters.

Mr. Fitzgerald explained that it had been explained to Mr. Perry that if the zone was

changed to RA, he would not be able to subdivide. It was more important to Mr. Perry, at the time, to have the horses than to subdivide, so the zone was changed. Now, Mr. Perry feels that it is more important to subdivide the property and keep the horses, but the use has changed. Attorney Williams stated that Mr. Perry didn't understand that he didn't have to change the zone, he had both and that is the unfortunate situation. Mr. Haefele explained that the PZC cannot remedy that problem and what the PZC has to do is proceed with the zone change from RA to R-30 carrying nothing with it.

**COMMENTS FROM STAFF:**

Mr. Medina stated that when it was R-30, the animals were non-conforming. It was brought to RA, now the animals are conforming. Now, they want to change back to R-30, but the animals will not be conforming anymore, so they will have to be removed.

Mr. Fitzgerald asked what the Applicant wants to do.

Mr. Perry stated that he has no problem with moving the animals to a different facility, but it will take a little time. He would appreciate it if the PZC would change the zone.

There were no comments from the public.

Motion was made by C. Kelleher to close the public hearing for **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: Robert H. Perry, Sr.

Second by G. Maiato. No discussion.

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

c. **New Public Hearings** – None.

d. **Other Unfinished Business** – None.

**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.

Motion was made by C. Kelleher to approve **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40, Lot 13) Applicant: Robert H. Perry, Sr. With the finding that it is suitable for the location, will aid in the protection of public health, safety, welfare, and property values and is consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The zone boundary change shall become effective 15 days from the date of the publication of the notice of approval in the newspaper.

Second by J. Haefele. No discussion.

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

2. **SD 24-001** Two-Lot Subdivision on South Street (Map 40, Lot 12) Applicant: Louis A. Polseno.

Normand Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview (posterboard presentation):

- The property was formerly the Brooklyn Golf Course.
- A free split had been taken previous to Mr. Polseno purchasing the property.
- Proposing a two-lot subdivision – one 27.1 acres and the other 26.949 acres.
- No roads are proposed..
- Property history map was provided (as required).
- Proposing two, single-family homes with two individual driveways, on-site septic system, drilled wells.
- IWWC approval was received – no activity in the wetlands or in the upland review area.

- Sheet 5 indicates areas where slopes are 20 or more.
- Sheet 6 contains test pit information. All of test pits and perc tests are code compliant with the public health code. There were no test holes that were not compliant. All pretty decent soils out there.
- It is a pretty simple subdivision.
- Mr. Thibeault met with Staff.

#### **QUESTIONS/COMMENTS FROM THE PUBLIC:**

- Robert Perry, Sr., 202 South Street, asked about the location and how many lots. Mr. Thibeault indicated the location and stated two lots.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION:**

- G. Maiato asked about the location of the driveway accesses. Mr. Thibeault indicated the locations and explained that they are about 400 feet away from the Restaurant entrance.

Motion was made by J. Haelele to approve **SD 24-001: Two-Lot Subdivision on South Street (Map 40, Lot 12)** Applicant: Louis A. Polseno.

This approval is granted subject to the conformance with referenced plans (as may be modified by the Commission) and the following additional conditions/modifications.

Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:

1) The approval and/or review letters from the Inland Wetlands and Watercourses Commission, the Northeast District Department of Health, and the Planning and Zoning Commission shall be added to the Final Subdivision Plan(s).

Prior to the issuance of a Zoning Permit on any lot:

1) The developer shall notify the Zoning Enforcement Officer and Town Planner at least seven (7) days in advance of any site work to schedule a pre-construction meeting.

2) Prior to any lots being developed, driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways. No stone walls, mature trees, or ledge within the R.O.W. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earth moving within the Town of Brooklyn R.O.W. shall be the responsibility of the individual lot developer. Any cutting of trees greater than 30" D.B.H. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.

Prior to the issuance of C.O/CofC

1) All boundary pins and monuments shall be set and field verified by the surveyor.

2) Final grading and seeding shall be in place or a bond for the unfinished or unestablished work shall be submitted.

3) The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn R.O.W. to the greatest extent possible. This shall include but is not limited to the preservation of stone walls, the protection of mature trees lining any public road, and the minimization of clearing and grading.

4) Stone walls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

General Conditions

1) Additional Erosion and Sedimentation controls may be required by Town staff as onsite conditions necessitate.

2) This project shall be constructed and maintained in accordance with the final mylars. Minor modifications to the approved plans that result in lesser impacts may be allowed, subject to staff approval.

3) By accepting this approval and its conditions, the applicant, owner and/or their successors and assigns acknowledge that right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

Second by G. Maiato. No discussion.

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

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.

Arianna Beers, Bright Planet, represented the Applicant:

- Proposing a ground-mounted solar array of 36 panels (130 feet away from the house).

- There are a lot of trees on the property.

### **QUESTIONS/COMMENTS FROM THE COMMISSION:**

- G. Maiato asked if it would be equipped with rapid shutdown.  
Arianna Beers stated that, typically, that is located outside the house. It is a safety feature.

Motion was made by A. Fitzgerald to approve **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. Approvals from the Health Department, Zoning Officer, and Building Official must be obtained prior to commencement of any work.

Mr. Fitzgerald stressed the importance of getting building and electrical permits before beginning work.

The Applicant indicated that they had already applied for the permits.

Second by C. Kelleher. No discussion.

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

- b. **Other New Business** – None.

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

### **a. Staff Reports**

1. **Report of Margaret Washburn, ZEO.** (Report dated March 28, 2024 included in packets to Commission Members).

The Commission reviewed the Report. There was discussion regarding the following:

- Ace Hardware – No date for opening yet.
- Ms. Kelleher brought up her concern regarding an issue 111 Day Street where it appears the new resident may have opened a contractor's yard. It is not allowed under the Regulations in that location. Ms. Washburn explained that she, Mr. Medina and Mr. Tanner have been attempting to communicate with them with no luck so far. She said that she has done two inspections there so far and this will not fall through the cracks. She hopes to have news to report at the next PZC meeting.
- There was discussion regarding the Townsend project.

2. **Report of Manuel Medina, Interim Town Planner.**

Mr. Medina reported that Tractor Supply is working on IWWC approval for a South Main Street location (abuts the Industrial Zone).

Mr. Fitzgerald asked about possibly asking for access to the Industrial Zone.

Mr. Medina explained about their proposed access which would be dangerous because it is near the traffic lights. There was discussion.

- b. **Budget Update** (included in packets to Commission Members) – No discussion.
- c. **Correspondence** – None.
- d. **Chairman's Report** – None.
- e. **Commissioner Training Updates** – No discussion.

## **IX. Public Commentary** – None.

## **X. Adjourn**

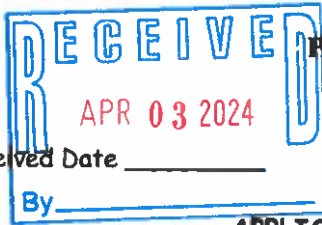
**A.Fitzgerald adjourned the meeting at 8:02 p.m.**

Respectfully submitted,

J.S. Perreault

Recording Secretary

Attachment



PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

250 Appl  
250 1 lot  
60 State  
+ 50 NOA  
610 total

Received Date \_\_\_\_\_

By \_\_\_\_\_

Application # SD 24-002

Check # 3427 \$610<sup>00</sup>

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant JEFF WEAVER Phone 860 450-9432  
Mailing Address P.O. Box 9, Brooklyn CT  
Applicants Interest in the Property OWNER

Property Owner JEFF WEAVER Phone 860 450-9432  
Mailing Address P.O. Box 9, Brooklyn CT

Name of Engineer/Surveyor ARCHER SURVEYING LLC  
Address 18 PROVIDENCE RD, BROOKLYN  
Contact Person PAUL ARCHER Phone 779-2240 Fax \_\_\_\_\_

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

Subdivision ☒ Re subdivision \_\_\_\_\_  
Property location Day St  
Map # 43 Lot # 6 Zone RA Total Acres 472 Acres to be Divided 3.29  
Number of Proposed Lots 1 Length of New Road Proposed \_\_\_\_\_  
Sewage Disposal: Private ☒ Public \_\_\_\_\_

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary \_\_\_\_\_ Storm \_\_\_\_\_  
Water: Private ☒ Public \_\_\_\_\_

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

The following shall accompany the application when required:

- 4.2.2 Fee \$ \_\_\_\_\_ State (\$60.00) \_\_\_\_\_ 4.2.3 Sanitary Report \_\_\_\_\_ 4.2.5, 3 copies of plans \_\_\_\_\_  
4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.  
4.2.6 Erosion & Sediment Control Plans  
4.2.7 Certificate of Public Convenience and Necessity  
4.2.8 Applications filed with other Agencies

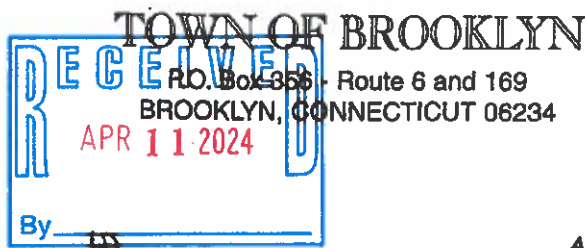
The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement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

Applicant: Jeffrey A Weaver Date 4/3/24

Owner: Jeffrey A Weaver Date 4/3/24

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





OFFICE OF SELECTMEN  
TELEPHONE: 779-3411  
TOWN CLERK  
TELEPHONE: 774-9543  
ASSESSOR  
TELEPHONE: 774-5811  
TAX COLLECTOR  
TELEPHONE: 774-4072  
JUDGE OF PROBATE  
TELEPHONE: 774-5973

Received Date \_\_\_\_\_  
Fee \$ 250 \_\_\_\_\_ State Fee ( \$50.00 ) \_\_\_\_\_  
Renewal - \$100 + \$60

Application # SP6 GBR 24-002  
Check # 65784  
\$ 160.00

## APPLICATION FOR GRAVEL BANK / RENEWAL SPECIAL PERMIT

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

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

Name of Engineer/Surveyor Boundaries LLC  
Address 179 Pachaug River Drive, Griswold, CT 06351  
Contact Person John Faulise Jr. LS Phone 860-376-2006 Fax \_\_\_\_\_

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

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

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

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

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

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

Applicant: Madilyn Smith Date 4/9/2024

Owner: Madilyn Smith Date 4/9/2024

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



John U. Faulise, Jr., L.S.  
Gerald J. Stefon, L.S. (1952-2021)

David C. McKay, P.E.  
Jacob S. Faulise, E.I.T.



Boundaries LLC  
179 Pachaug River Drive  
P.O. Box 184  
Griswold, CT 06351  
T 860.376.2006 | F 860.376.5899

[www.boundariesllc.net](http://www.boundariesllc.net)

April 6, 2023

Mr. Manuel Medina, Interim Town Planner  
Town of Brooklyn  
P.O. Box 356  
69 South Main Street  
Brooklyn, CT 06234

Via Email: [townplanner@brooklynct.org](mailto:townplanner@brooklynct.org)

**RE: Rawson Materials – Potvin Property SPG 19-003**  
**Maynard Road, Brooklyn, CT**

Dear Mr. Medina:

I reviewed the status of the above referenced property on April 5, 2024 at the request of Rawson Materials. This correspondence is intended to accompany a renewal application for the excavation of sand and gravel from the above referenced site. To date, no work has taken place pursuant to the excavation special permit approval, which was granted at the June 3, 2020 meeting of the Planning and Zoning Commission, and which has been revised pursuant to the January 9, 2023 stipulated settlement. The attached aerial photo was obtained from Google Earth with an imagery date of March 11, 2024, representing the latest aerial imagery of this site to document current conditions.

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

Sincerely,

John U. Faulise Jr., L.S.  
Principal, Boundaries, LLC

CC: Ms. Margaret Washburn, M.S., R.P.S.S. ZEO, WEO [M.Washburn@Brooklynct.org](mailto:M.Washburn@Brooklynct.org)  
Madilyn Smith, Rawson Materials, via email: [madilyn.smith@rawsonmaterials.com](mailto:madilyn.smith@rawsonmaterials.com)





# Rawson Materials

Potvin Property  
Maynard Road Imagery 3/11/2024  
Rawson Materials SPG 19-003

## Legend

- Feature 1
- Maynard Rd
- Treasures From the Attic
- Wauregan Mills
- Wauregan Pizza

Google Earth

Image © 2024 Airbus

1000 ft



Ouinebaug River

Westgate Resorts Travel Partner

Maynard Rd

# PROPOSED GRAVEL EXCAVATION

MANNARD ROAD  
BROOKLYN, CONNECTICUT

APPLICANT:  
STRATEGIC COMMERCIAL REALTY, INC., D/B/A RAMSON MATERIALS  
8 KENNEDY DRIVE  
PUTNAM, CT 06226

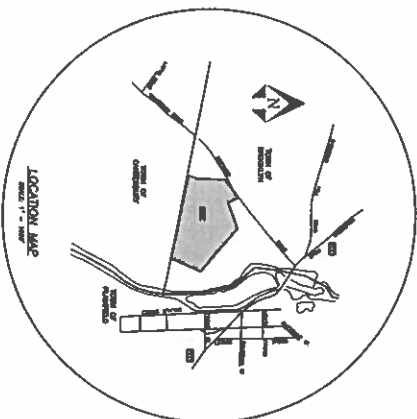
OWNER:  
THE POTVIN FAMILY TRUST  
457 PUTNAM ROAD  
DANIELSON, CT 06239

## INDEX TO DRAWINGS

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## LEGEND

- 1. ROCK PILE OR PILE RECOVERED
- 2. EXISTING EROSION
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- 95. EXISTING EROSION
- 96. EXISTING EROSION
- 97. EXISTING EROSION
- 98. EXISTING EROSION
- 99. EXISTING EROSION
- 100. EXISTING EROSION



PREPARED BY:

**Provoost & Doverso, Inc.**

Chief Engineer: J. J. Doverso, P.E., State of Connecticut  
Professional Engineer No. 10000  
1000 Main Street, P.O. Box 191  
Putnam, CT 06226  
(860) 339-0825 - FAX: (860) 339-0826  
info@provoost.com  
www.provoost.com

DATE	REVISION
3/1/2008	INITIAL DESIGN REVIEW
3/17/2008	1st APPROVAL, CONSTRUCTION
7/27/2008	REVISED DESIGN
10/17/2008	REVISED DESIGN
10/17/2008	REVISED DESIGN
10/17/2008	REVISED DESIGN

OCTOBER 2, 2019

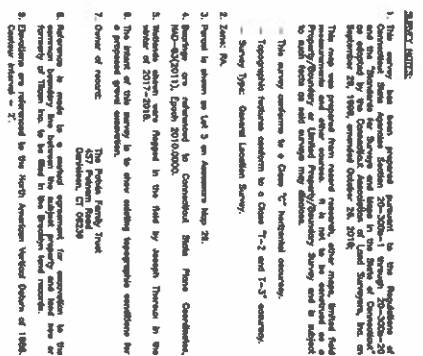
APPROVED BY THE BROOKLYN MAYNARD WETLANDS COMMISSION

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

REVISIONS







MEMORANDUM	
DATE:	DECEMBER 1968
TO:	MEMBERS, LONG BEACH
FROM:	DR. FREDERICK C. HARRIS, CHAIRMAN
SUBJECT:	RESEARCH, BEACHES
DATE:	12/17/1968
TO:	MEMBERS, LONG BEACH
FROM:	DR. FREDERICK C. HARRIS, CHAIRMAN
SUBJECT:	RESEARCH, BEACHES

**KEY MAP & PHASING PLAN**

**PREPARED FOR**

**STRATEGIC COMMERCIAL REALTY, INC.**

**DIBA RAWSON MATERIALS**

**PROPOSED GRAVEL EXCAVATION**

**LAND W/ THE POTVIN FAMILY TRUST**

**MAYNARD ROAD**

**BROOKLYN, CONNECTICUT**

**Provoist & Rovero, Inc.**

**Civil Engineering • Surveying • Site Planning**

**Services • Mechanical • Electrical • Environmental Engineering**

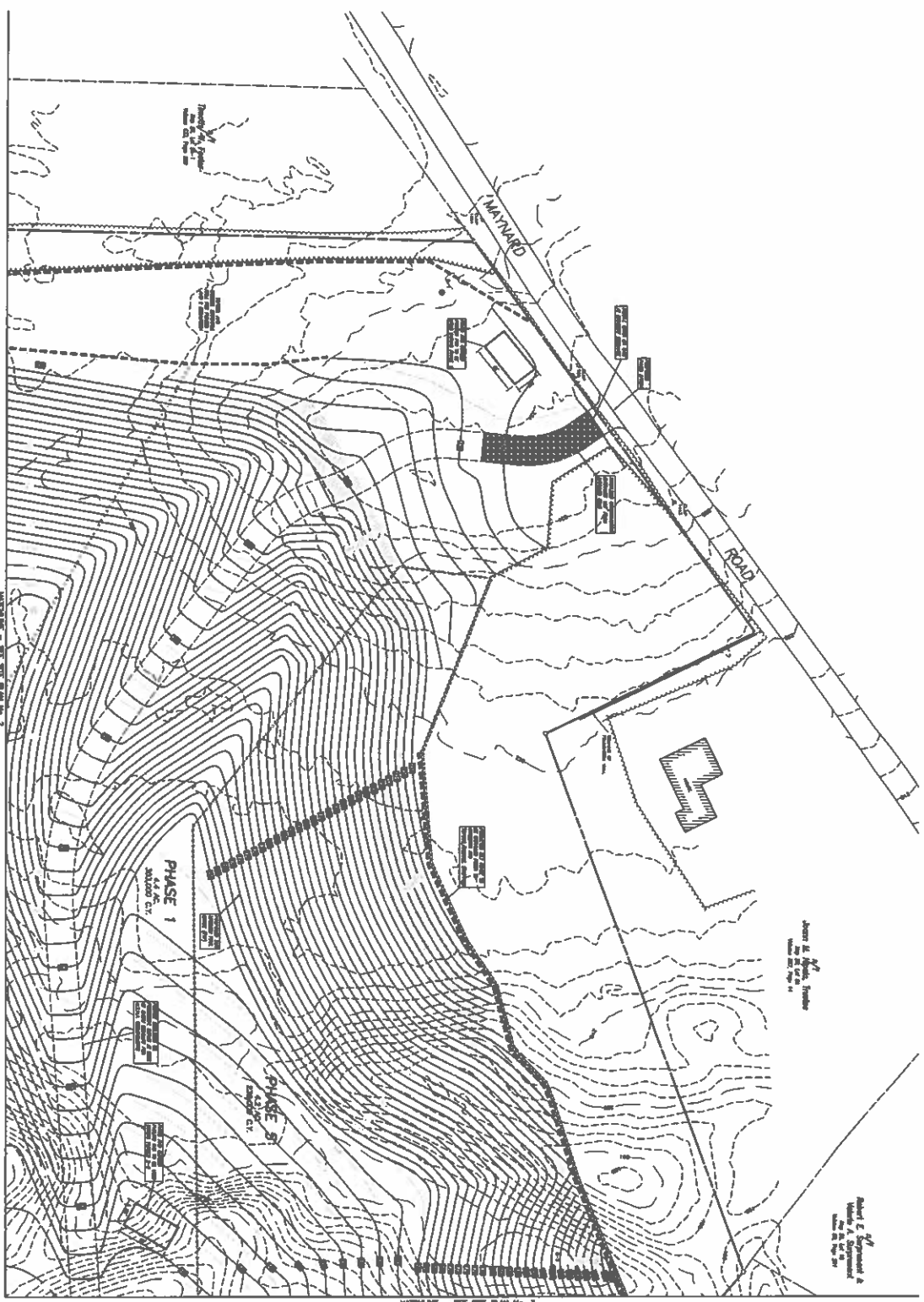
**57 East Main Street, P.O. Box 191**

**Hamden, CT 06430-0191**

**(860) 281-0551 • FAX (860) 281-0460**

**info@provoist.com**

**www.provoist.com**



APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION

Chairman \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

Special Permit Agreement Date: \_\_\_\_\_

Chairman \_\_\_\_\_ DATE \_\_\_\_\_

1. **Case** \_\_\_\_\_  
 2. **Page** \_\_\_\_\_

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

DRAWN BY	DATE	DATE
DANIEL J. HELD, L.S.	UC NO. 24287	

NO CERTIFICATION IS DEPOSED OR IMPLIED UNLESS THIS MAP BEARING THE PROFESSIONAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

REVISIONS	
DATE	DESCRIPTION
2/14/2000	PROPOSED/ISSUED REVISION
2/14/2000	I.E. APPROVAL, CONDITIONS
2/18/2000	APPROVAL, PERMIT
16/17/2000	REMOVED REFLECTOR STUDIOS
12/9/2000	REMOVED WETLAND STUDIOS
DATE: 4/2/2000	DRAWN: DM
SCALE: 1" = 40'	NOTED: DM
SECT: 4 OF 12	CN: DT
SHEET NO. 12 OF 12	

Robert E. Sargentant &  
Victorio A. Sargentant  
Aug 28, 2010  
Volume 24, Page 291

1. This survey has been prepared pursuant to the Resolution of the Board of Directors of the American Society of Civil Engineers (ASCE) dated December 15, 1994, and the Survey for the Survey and Map for the Survey of Civil Engineers' as adopted by the American Society of Civil Engineers' on November 20, 1994, amended October 27, 2018.

1. This survey continues to be class "1-2 and 1-3" survey.
2. Topographic features continue to be class "1-2 and 1-3" survey.
3. Survey Type: cleared Canadian Survey.
4. Zone: 18A.
5. Parcel to be shown on Lot 5 on Immature Map 25.
6. Bearings are referenced to Canadian/State Plane Coordinates, NAD83, UTM, Zone 18W, Easting 578195.000.
7. The survey of 2012-2013, stopped in the field by Joseph Thomas to fix the survey.
8. The intent of this survey is to show existing topographic conditions for a proposed gravel operation.
9. Owner of record: The Pugh Family Trust  
427 Ashland Road  
Barnesville, GA 30219
10. Reference is made to a deed of conveyance for portions of the land to be surveyed, recorded in the Public Records of the County of Thomas, Ga. to find the boundary line monuments.
11. Conditions are referenced to the North American Vertical Datum of 1988.

### LEGEND

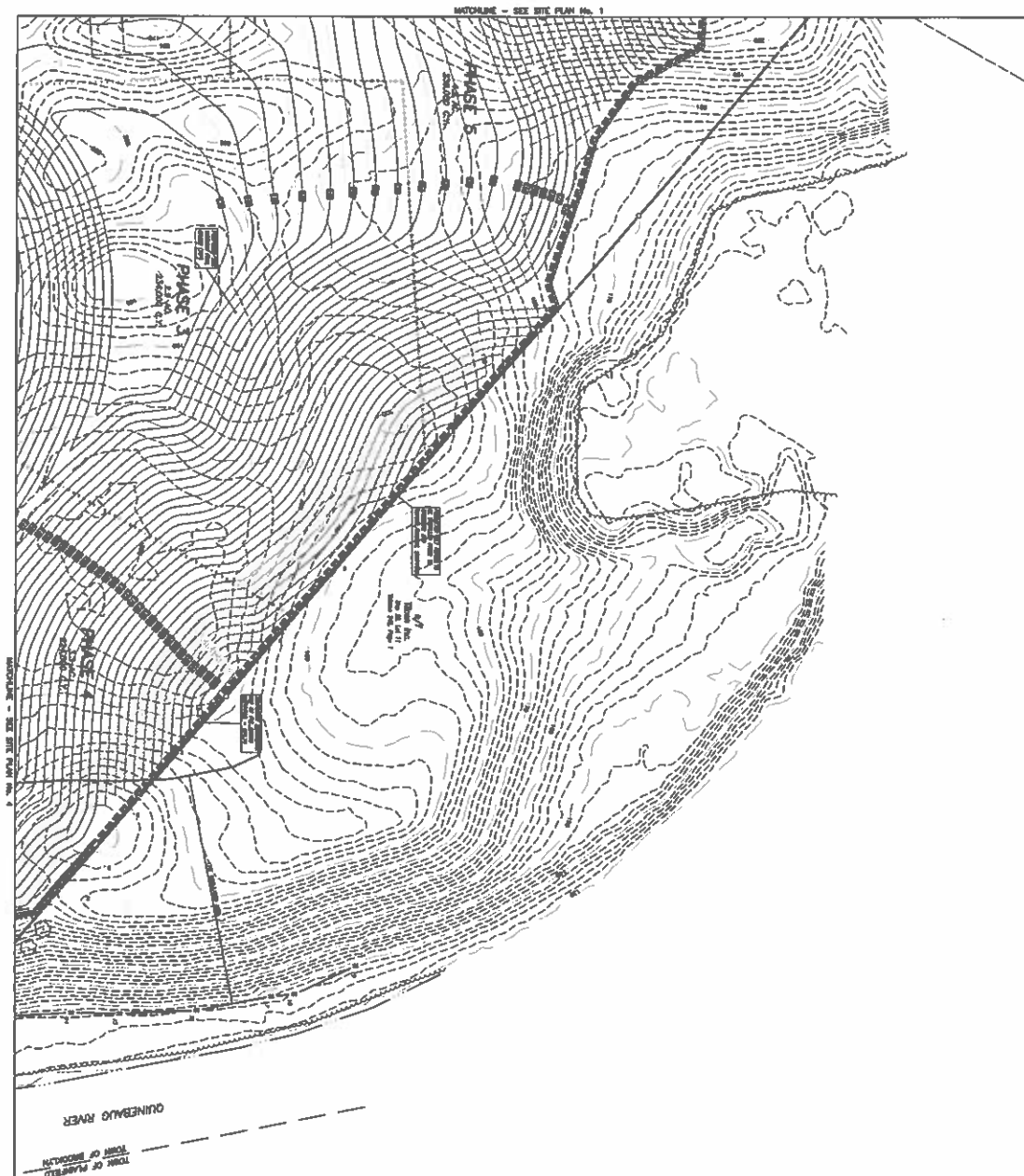
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STRATEGIC COMMERCIAL REALTY, INC.  
D/B/A RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND N/F THE POTVIN FAMILY TRUST  
MAYNARD ROAD  
BROOKLYN, CONNECTICUT

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 Telex: 166666 • TWX: 710-000  
 WWW: PROVOOST.COM







APPROVED BY THE BROOKLYN INLAND  
WETLANDS COMMISSION

Chairman	DATE
----------	------

APPROVED BY THE BROOKLYN PLANNING  
 & ZONING COMMISSION

CHAIRMAN DATE

Product	Unit
---------	------

DATE	U.C. NO.	U.C. FILE NO.
1967	1487	1487

REVISED	
DATE	DESCRIPTION
5/1/2000	HYDROGRAPHIC SURVEY
5/1/2000	1st OFFICIAL DEPOSIT
7/27/2000	APPROVAL, SURVEY
10/17/2000	REVIEW SURVEY RESULTS
12/2/2000	REVIEW SURVEY RESULTS
DATE: 10/2/2000	DRAWN: DMI
SCALE: 1" = 40'	EXPOSE: DMI
SHEET: 8 OF 12	CMS: 37: ---
FILE: 100-107-323	ADD FILE: 107000

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(460) 210-0029 • FAX: (460) 210-0050  
info@provoost.com  
www.provoost.com

SITE PLAN No. 3  
PREPARED FOR  
STRATEGIC COMMERCIAL REALTY, INC.  
D/B/A RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND IN/ THE POTVIN FAMILY TRUST  
MAYNARD ROAD  
BROOKLYN, CONNECTICUT

[illegible]

**LEGEND**

a) HIGH PAPER OR PAPER RECOMMENDED  
 b) INTERMEDIATE RECOMMENDED  
 c) LOW PAPER OR PAPER RECOMMENDED

Order of receipt:  
The Boston Family Trust  
c/o First National Bank  
Boston, CT 02236

Reference is made to a subject guaranteed for assignment to the  
various beneficiary trusts between the subject property and said new or  
formerly of Thayer Inc. to be filed in the Registry said receipt.

Cashier are redeposited to the North American National Bank of 1988.

Customer Received - Z

– Topographic features common to a Class T-2 and T-3<sup>+</sup> scenery.  
– Survey Type: General Location Survey.  
Zone: 6A.  
Applied to zones on List 3 on September 18, 2013.  
Surveying is planned for Connecticut State Park Commission.  
No-Go-2010-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0017, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0030, 0031, 0032, 0033, 0034, 0035, 0036, 0037, 0038, 0039, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047, 0048, 0049, 0050, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0059, 0060, 0061, 0062, 0063, 0064, 0065, 0066, 0067, 0068, 0069, 0070, 0071, 0072, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080, 0081, 0082, 0083, 0084, 0085, 0086, 0087, 0088, 0089, 0090, 0091, 0092, 0093, 0094, 0095, 0096, 0097, 0098, 0099, 0100, 0101, 0102, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115, 0116, 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136, 0137, 0138, 0139, 0140, 0141, 0142, 0143, 0144, 0145, 0146, 0147, 0148, 0149, 0150, 0151, 0152, 0153, 0154, 0155, 0156, 0157, 0158, 0159, 0160, 0161, 0162, 0163, 0164, 0165, 0166, 0167, 0168, 0169, 0170, 0171, 0172, 0173, 0174, 0175, 0176, 0177, 0178, 0179, 0180, 0181, 0182, 0183, 0184, 0185, 0186, 0187, 0188, 0189, 0190, 0191, 0192, 0193, 0194, 0195, 0196, 0197, 0198, 0199, 0200, 0201, 0202, 0203, 0204, 0205, 0206, 0207, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217, 0218, 0219, 0220, 0221, 0222, 0223, 0224, 0225, 0226, 0227, 0228, 0229, 0230, 0231, 0232, 0233, 0234, 0235, 0236, 0237, 0238, 0239, 0240, 0241, 0242, 0243, 0244, 0245, 0246, 0247, 0248, 0249, 0250, 0251, 0252, 0253, 0254, 0255, 0256, 0257, 0258, 0259, 0260, 0261, 0262, 0263, 0264, 0265, 0266, 0267, 0268, 0269, 0270, 0271, 0272, 0273, 0274, 0275, 0276, 0277, 0278, 0279, 0280, 0281, 0282, 0283, 0284, 0285, 0286, 0287, 0288, 0289, 0290, 0291, 0292, 0293, 0294, 0295, 0296, 0297, 0298, 0299, 0300, 0301, 0302, 0303, 0304, 0305, 0306, 0307, 0308, 0309, 0310, 0311, 0312, 0313, 0314, 0315, 0316, 0317, 0318, 0319, 0320, 0321, 0322, 0323, 0324, 0325, 0326, 0327, 0328, 0329, 0330, 0331, 0332, 0333, 0334, 0335, 0336, 0337, 0338, 0339, 0340, 0341, 0342, 0343, 0344, 0345, 0346, 0347, 0348, 0349, 0350, 0351, 0352, 0353, 0354, 0355, 0356, 0357, 0358, 0359, 0360, 0361, 0362, 0363, 0364, 0365, 0366, 0367, 0368, 0369, 0370, 0371, 0372, 0373, 0374, 0375, 0376, 0377, 0378, 0379, 0380, 0381, 0382, 0383, 0384, 0385, 0386, 0387, 0388, 0389, 0390, 0391, 0392, 0393, 0394, 0395, 0396, 0397, 0398, 0399, 0400, 0401, 0402, 0403, 0404, 0405, 0406, 0407, 0408, 0409, 0410, 0411, 0412, 0413, 0414, 0415, 0416, 0417, 0418, 0419, 0420, 0421, 0422, 0423, 0424, 0425, 0426, 0427, 0428, 0429, 0430, 0431, 0432, 0433, 0434, 0435, 0436, 0437, 0438, 0439, 0440, 0441, 0442, 0443, 0444, 0445, 0446, 0447, 0448, 0449, 0450, 0451, 0452, 0453, 0454, 0455, 0456, 0457, 0458, 0459, 0460, 0461, 0462, 0463, 0464, 0465, 0466, 0467, 0468, 0469, 0470, 0471, 0472, 0473, 0474, 0475, 0476, 0477, 0478, 0479, 0480, 0481, 0482, 0483, 0484, 0485, 0486, 0487, 0488, 0489, 0490, 0491, 0492, 0493, 0494, 0495, 0496, 0497, 0498, 0499, 0500, 0501, 0502, 0503, 0504, 0505, 0506, 0507, 0508, 0509, 0510, 0511, 0512, 0513, 0514, 0515, 0516, 0517, 0518, 0519, 0520, 0521, 0522, 0523, 0524, 0525, 0526, 0527, 0528, 0529, 0530, 0531, 0532, 0533, 0534, 0535, 0536, 0537, 0538, 0539, 0540, 0541, 0542, 0543, 0544, 0545, 0546, 0547, 0548, 0549, 0550, 0551, 0552, 0553, 0554, 0555, 0556, 0557, 0558, 0559, 0560, 0561, 0562, 0563, 0564, 0565, 0566, 0567, 0568, 0569, 0570, 0571, 0572, 0573, 0574, 0575, 0576, 0577, 0578, 0579, 0580, 0581, 0582, 0583, 0584, 0585, 0586, 0587, 0588, 0589, 0590, 0591, 0592, 0593, 0594, 0595, 0596, 0597, 0598, 0599, 0600, 0601, 0602, 0603, 0604, 0605, 0606, 0607, 0608, 0609, 0610, 0611, 0612, 0613, 0614, 0615, 0616, 0617, 0618, 0619, 0620, 0621, 0622, 0623, 0624, 0625, 0626, 0627, 0628, 0629, 0630, 0631, 0632, 0633, 0634, 0635, 0636, 0637, 0638, 0639, 0640, 0641, 0642, 0643, 0644, 0645, 0646, 0647, 0648, 0649, 0650, 0651, 0652, 0653, 0654, 0655, 0656, 0657, 0658, 0659, 0660, 0661, 0662, 0663, 0664, 0665, 0666, 0667, 0668, 0

**ONLY INDICES:**

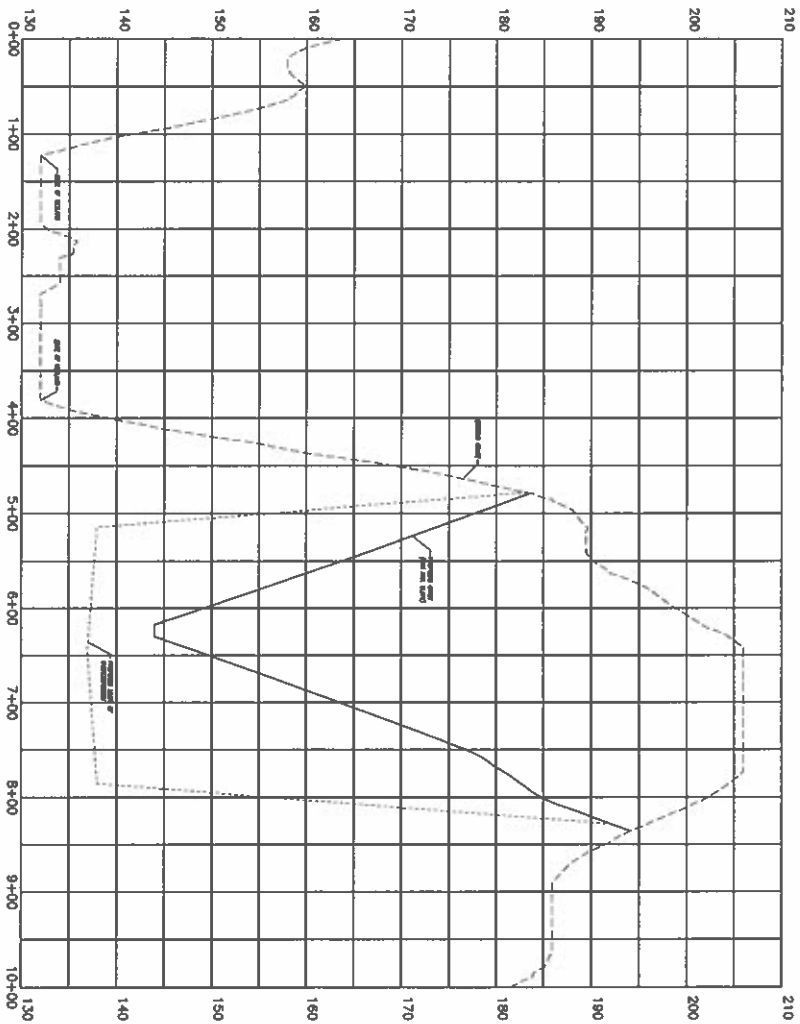
This survey has been prepared pursuant to the Regulations of the Canadian Statistics Agency, Sections 25-200-1 through 25-200-25 and the Statistics for Shipping and Seagoing in the Month of November, 1984, published by Statistics Canada, Ottawa, Ontario, October 25, 2012.

This survey was prepared from recent research, other reliable, third party data, and other sources. It is not to be interpreted as a survey of the shipping industry, and is not to be used in any way to make a claim or to make any other statement. It is not to be used in any way to make a claim or to make any other statement.

The survey conforms to a Class "C" confidential security.







CROSS SECTION B-B  
VERTICAL SCALE: 1" = 4'



EXCAVATION CROSS SECTION B-B  
PREPARED FOR  
STRATEGIC COMMERCIAL REALTY, INC.  
D/B/A RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND N/F THE POTVIN FAMILY TRUST  
BROOKLYN, CONNECTICUT  
MAYNARD ROAD

**Provoost & Rovero, Inc.**

Chief Engineer - Surveying - Site Planning  
Surveyors - Hydrology - Environmental Engineering  
57 East Main Street, P.O. Box 191  
(603) 230-0555 - FAX: (603) 230-0660  
info@provoost-rovero.com  
www.provoost-rovero.com

DATE	REVISION
5/1/2000	PROPOSED EXCAVATION
5/1/2000	1st APPROVAL, COMMENTS
5/1/2000	2nd APPROVAL, COMMENTS
5/1/2000	3rd APPROVAL, COMMENTS
5/1/2000	4th APPROVAL, COMMENTS
5/1/2000	5th APPROVAL, COMMENTS
5/1/2000	6th APPROVAL, COMMENTS
5/1/2000	7th APPROVAL, COMMENTS
5/1/2000	8th APPROVAL, COMMENTS
5/1/2000	9th APPROVAL, COMMENTS
5/1/2000	10th APPROVAL, COMMENTS
5/1/2000	11th APPROVAL, COMMENTS
5/1/2000	12th APPROVAL, COMMENTS
5/1/2000	13th APPROVAL, COMMENTS
5/1/2000	14th APPROVAL, COMMENTS
5/1/2000	15th APPROVAL, COMMENTS
5/1/2000	16th APPROVAL, COMMENTS
5/1/2000	17th APPROVAL, COMMENTS
5/1/2000	18th APPROVAL, COMMENTS
5/1/2000	19th APPROVAL, COMMENTS
5/1/2000	20th APPROVAL, COMMENTS

DATE: 5/1/2000  
BY: [Signature]  
CHECKED: [Signature]  
DATE: 5/1/2000  
BY: [Signature]  
CHECKED: [Signature]

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION  
DATE: \_\_\_\_\_  
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION  
DATE: \_\_\_\_\_

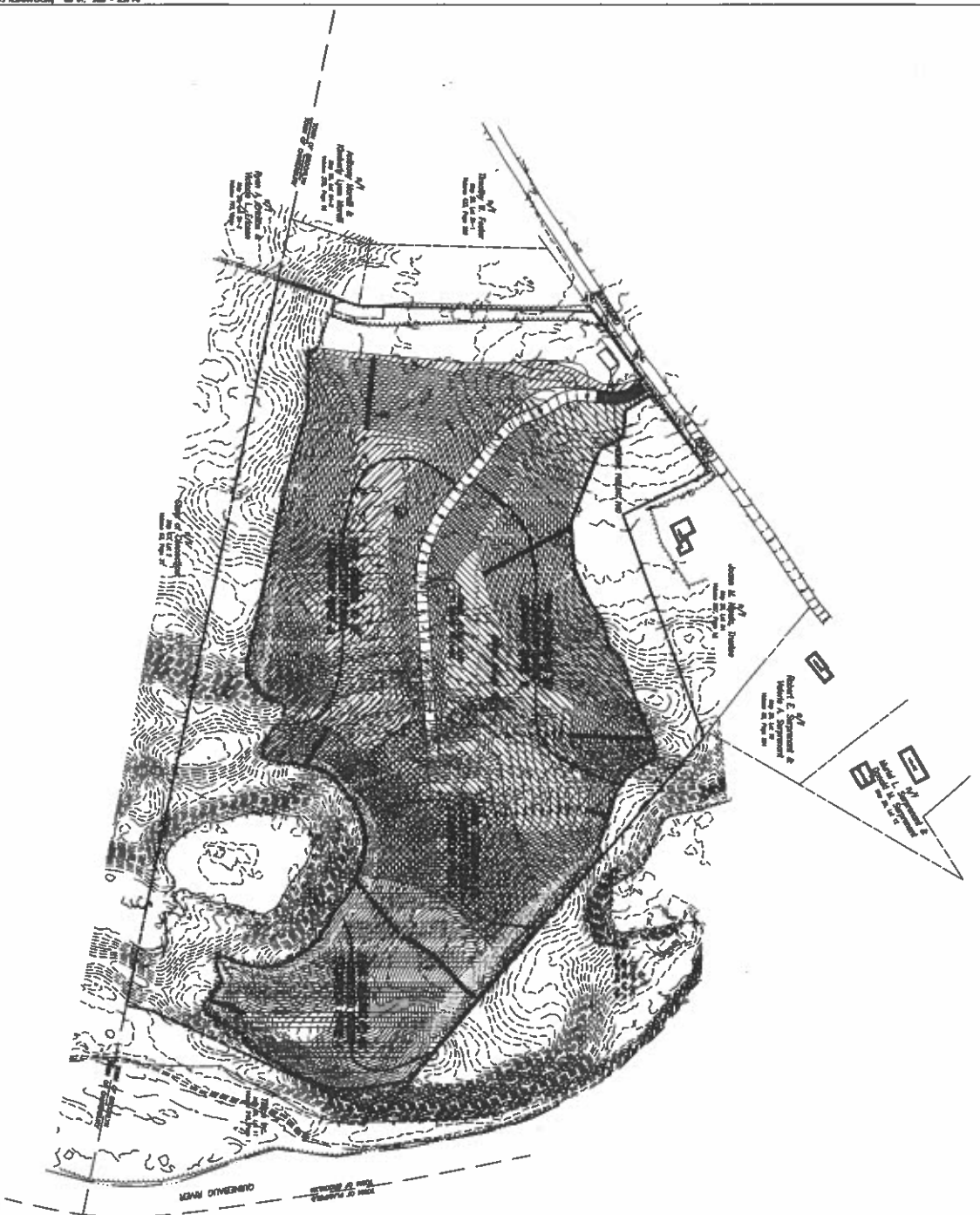




DETAIL SHEET No. 3  
 PREPARED FOR  
 STRATEGIC COMMERCIAL REALTY, INC.  
 D/B/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND NEF THE ROTYIN FAMILY TRUST  
 HARTFORD, CONNECTICUT  
 BROADVIEW, CONNECTICUT

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 Portland, Connecticut 06474  
 (860) 262-0434, FAX: (860) 262-0440  
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- The intent of this instruction just is to show the general disposition of the respondent to the extent to possible economic pressure, later reflected in the kinds of materials, may be necessary to accommodate coping and the question of working these between economic coping.
- Adequate material bonding and growth is shown to accommodate the extent indicated the way of any particular thing.
- It is recommended that the respondent apply to understand and respond to the extent to possible economic pressure, later reflected in the kinds of materials, may be necessary to accommodate coping and the question of working these between economic coping.
- See sheet 10 for relevant passing status.

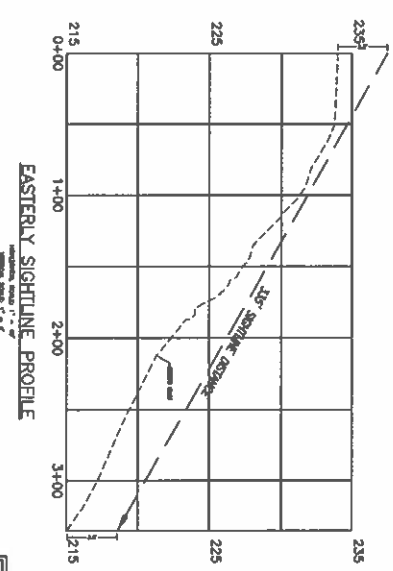
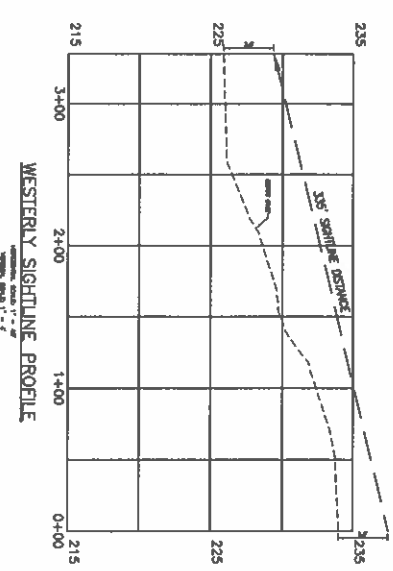
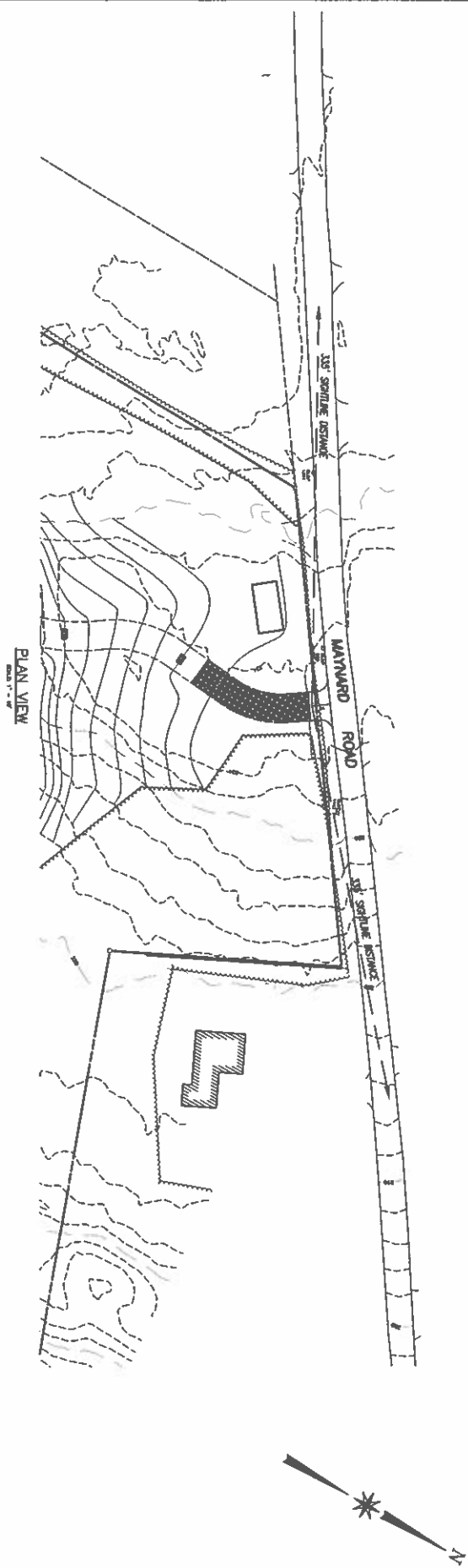
RESTORATION PLAN  
PREPARED FOR  
STRATEGIC COMMERCIAL REALTY, INC.  
D/B/A RAWSON MATERIALS  
PROPOSED GRAVEL EXCAVATION  
LAND IN/IF THE POTVIN FAMILY TRUST  
MAYNARD ROAD  
BROOKLYN, CONNECTICUT

**Provost & Rovero, Inc.**

REVISIONS	
DATE	DESCRIPTION
2/14/2000	IMPLEMENTING REPAIR
2/14/2000	LA. APPROVAL, CONTINUED
7/17/2000	APPROVAL, DRAFT
10/17/2000	REMOVED UNLAWFUL REVISIONS
11/4/2000	REMOVED UNLAWFUL REVISIONS
DATE: 10/12/2000	PREPARED BY:
SCALE: 1" = 100'	DESIGNED BY:
DRAWN BY: JH	CHECKED BY: —
DATE: 10/12/2000	FOR THE ENGINEER:

Civil Engineering • Surveying • Soil Planning  
Structural • Mechanical • Architectural & Engineering

57 East Main Street, P.O. Box 191  
Pittsfield, Connecticut 06374  
(860) 230-0836 • FAX: (860) 230-0840  
hcd@hcdinc.com  
www.hcdinc.com



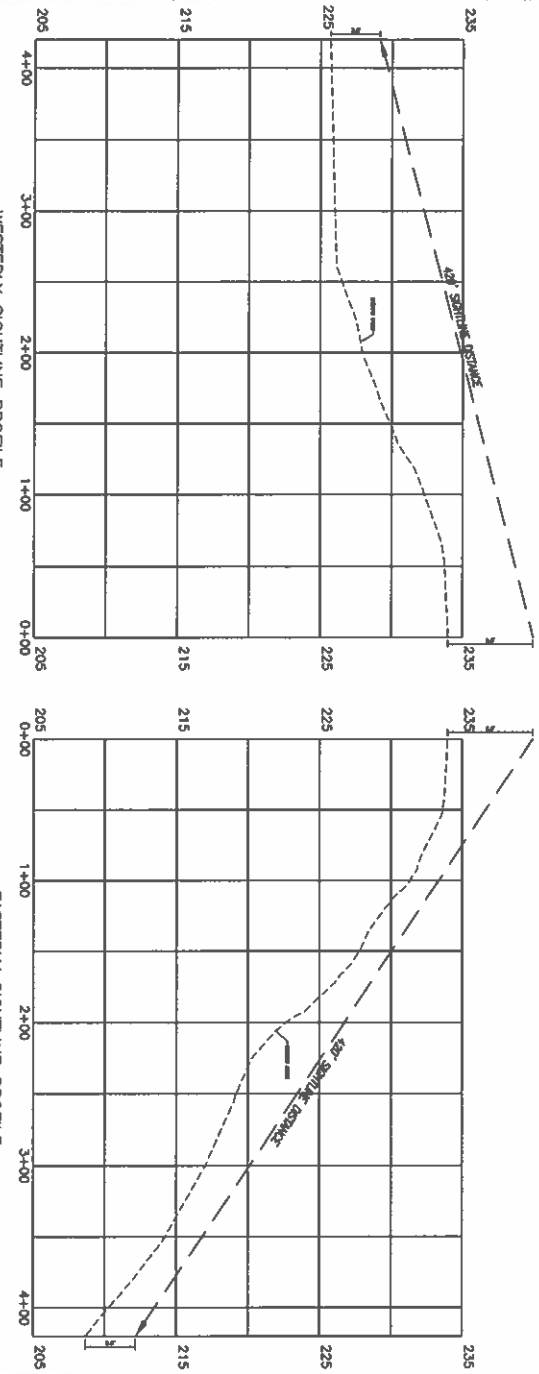
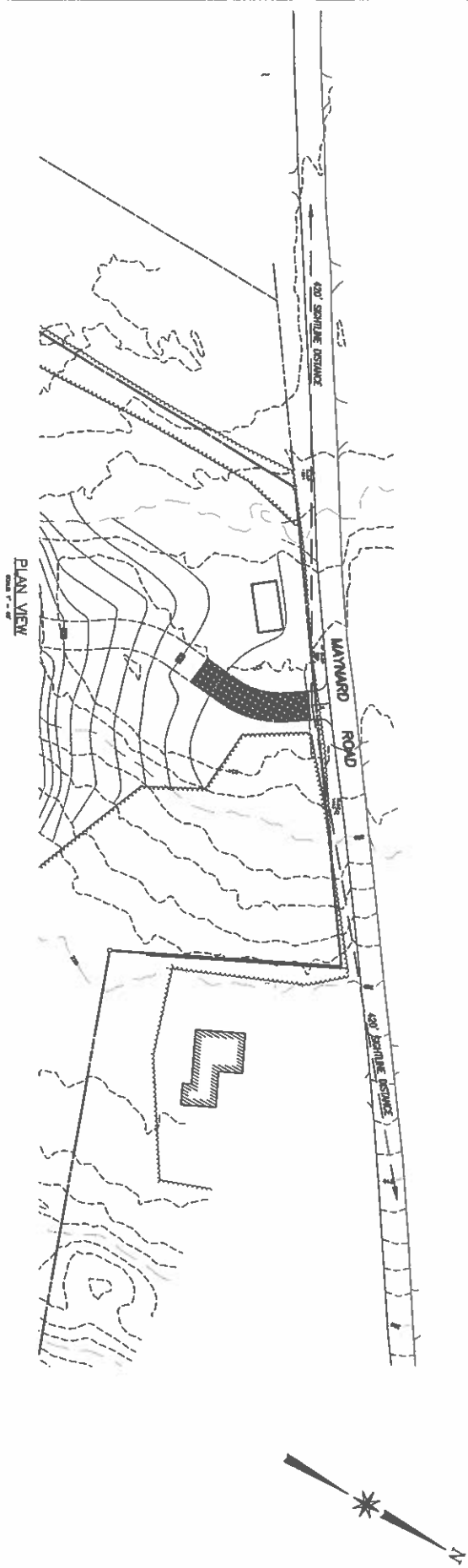
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DATE	REVISION
3/1/2008	INITIAL DESIGN
3/1/2008	1st APPROVAL
3/1/2008	2nd APPROVAL
3/1/2008	3rd APPROVAL
3/1/2008	4th APPROVAL
3/1/2008	5th APPROVAL
3/1/2008	6th APPROVAL
3/1/2008	7th APPROVAL
3/1/2008	8th APPROVAL
3/1/2008	9th APPROVAL
3/1/2008	10th APPROVAL

**SIGHTLINE DEMONSTRATION PLAN No. 1**  
 FOR PASSENGER VEHICLES  
 PREPARED FOR  
 STRATEGIC COMMERCIAL REALTY, INC.  
 D/B/A RAWSON MATERIALS  
 PROPOSED GRAVEL EXCAVATION  
 LAND N/F THE POTVIN FAMILY TRUST  
 MAYNARD ROAD  
 BROOKLYN, CONNECTICUT

**Provoost & Doverso, Inc.**  
 Chief Engineer: [Signature]  
 Surveyor: [Signature]  
 57 East Main Street, P.O. Box 191  
 (860) 230-0850 - FAX: (860) 230-0860  
 info@provoost.com  
 www.provoost.com



DATE: \_\_\_\_\_

BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

SCALE: 1" = 40'

DATE	DESCRIPTION
3/1/2008	PRELIMINARY DESIGN
3/1/2008	1st REVIEW, COMMENTS
3/1/2008	2nd REVIEW, COMMENTS
3/1/2008	3rd REVIEW, COMMENTS
3/1/2008	4th REVIEW, COMMENTS
3/1/2008	5th REVIEW, COMMENTS
3/1/2008	6th REVIEW, COMMENTS
3/1/2008	7th REVIEW, COMMENTS
3/1/2008	8th REVIEW, COMMENTS
3/1/2008	9th REVIEW, COMMENTS
3/1/2008	10th REVIEW, COMMENTS

**SIGHTLINE DEMONSTRATION PLAN No. 2**

PREPARED FOR:

**STRATEGIC COMMERCIAL REALTY, INC.**  
**D/B/A RAWSON MATERIALS**  
**PROPOSED GRAVEL EXCAVATION**  
**LAND N/F THE POTVIN FAMILY TRUST**  
**MAYNARD ROAD**  
**BROOKLYN, CONNECTICUT**

**Provoel & Doverso, Inc.**  
 Civil Engineering, Surveying, & Site Planning  
 57 East Main Street, P.O. Box 191  
 Shelton, CT 06484-0191  
 (860) 230-0850, FAX: (860) 230-0860  
 info@provoel.com  
 www.provoel.com





## **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.