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

MEETING LOCATION:
Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT

Video call link: https://meet.google.com/ydffzsx-ahb
(US) +1 518-499-6440
PIN: 321 990 545#

More phone numbers: https://tel.meet/ydf-fzsx-ahb?pin=9730088782536

- 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.

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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

Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT

Or dial:
(US) +1 929-324-1654

PIN: 533 016 007#

More phone numbers:
https://tel.meet/iuo-ynpj-fhh?pin=7773715705093

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.

OUESTIONS/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 advise 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. Haefele 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 with 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

VE PLANNING AND ZONING COMMISSION TOWN OF BROOKLYN

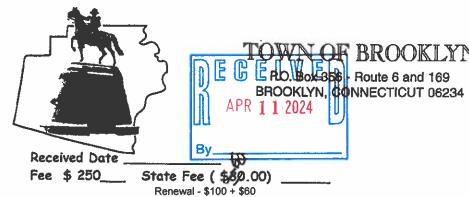
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Bv

Application # SD 34-002 Check # 3427

APPLICATION FOR SUBDIVISON/RESUBDIVISION				
Name of Applicant SEFF WENCE Phone 860 150 - 9432				
Mailing Address Po. Box 9, Brookeyn CT				
Applicants Interest in the Property Ower				
20 16 16 min				
Property Owner				
Mailing Address PO. Bar 9, Broakylan 5				
Name of Engineer/Surveyor Azerter Surveyor Lice				
Address 18 Providence AD Broukeyn				
Contact Person Park Arction Phone 279-22/0 Fax				
Confidence Son_ France Trace France F				
Name of Attorney				
Address				
Phone Fax				
Subdivision Re subdivision				
Property location Day 55				
Map # 43 Lot # 6 Zone RA Total Acres 402 Acres to be Divided 3.29				
Number of Proposed Lots Length of New Road Proposed				
Sewage Disposal: PrivatePublic				
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?				
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 comes and emiliant house, which is not the Double Obstant Party of the Control of the Double College				
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: Lefter a Weaver Date 4/3/24				
Date 110 1				
Owner: Western of Wearen				
Dule				

*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

Application #SPG 6BR 24-002 Check # 65784

APPLICATION FOR GRAVEL BANK / RENEWAL SPECIAL PERMIT

lame 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 failing Address 58 Pomfret Street, STE 4101, Putnam, CT 06260				
lame of Engineer/Surveyor Boundaries LLC address_179 Pachaug River Drive, Griswold, CT 06351 contact Person_John Faulise Jr. LS Phone 860-376-2006 Fax				
ame of Attorney Harry Heller, Heller & McCoy ddress 736 Norwich-New London Highway, Uncasville, CT 06382 hone 860-848-1248 Fax				
roperty address_Maynard Road roperty Location_Southeast side of Maynard Road lap #29Lot #5ZoneRATotal Acres29.990				
laximum Area : cres of Gravel Removal20.3				
Is Application for Renewal? Yes_X No_ If Yes, Amount Removed Last Year_OCY 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				
ompliance with <u>Article 13</u> , Gravel Banks ompliance with <u>Article 5</u> , Special Permit Requirements				
ne owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, uthorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to hich the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the ubdivision regulations of the Town of Brooklyn				
pplicant: Madilyn Smith Date 4/9/2024				
wner: Madilyn Smith Date 4/9/2024 Wher: Madilyn Smith Date 4/9/2024 Date 4/9/2024				



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

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

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

Dear Mr. Medina:

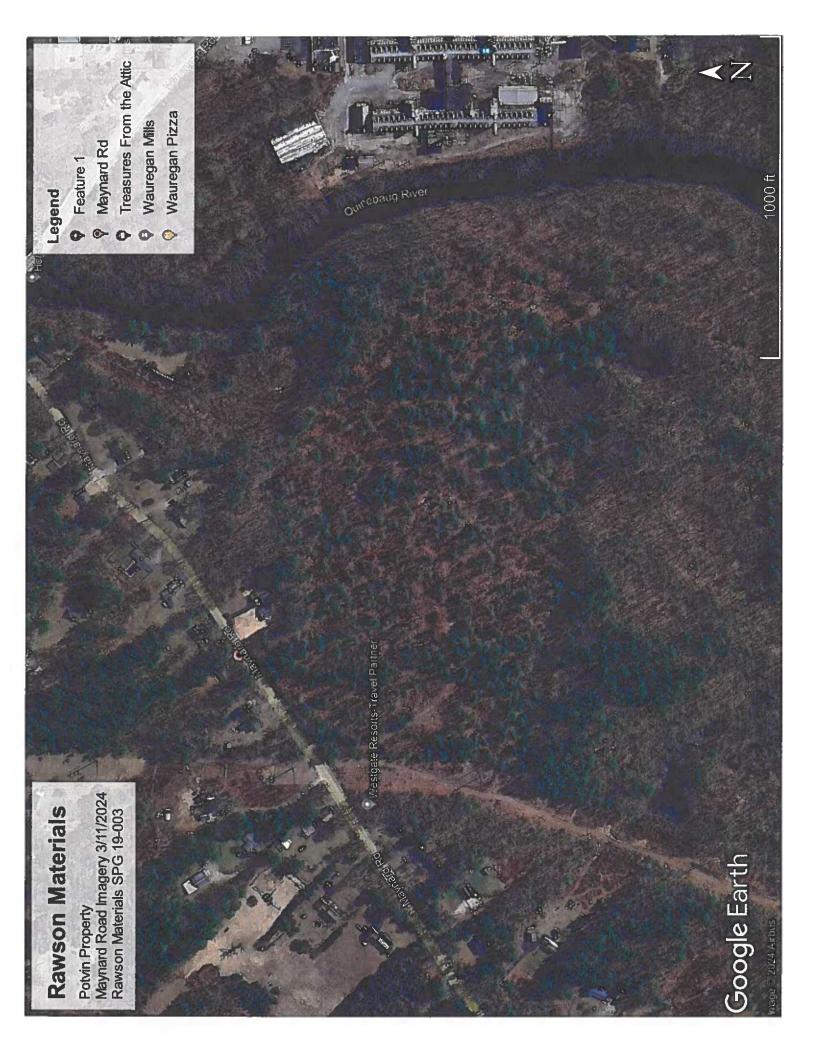
I reviewed the status of the above referenced property on April 5, 2024 at the request of Rawson Materials. This correspondence is intended to accompany a renewal application for the excavation of sand and gravel from the above referenced site. To date, no work has taken place pursuant to the excavation 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. Faulisé Jr., L.S. Principal, Boundaries, LLC

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



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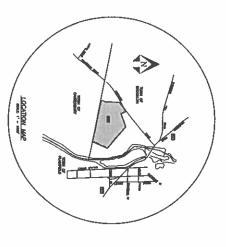
GRA VEL

EXCAVATION

MAYNARD ROAD BROOKLYN, CONNECTICUT

APPLICANT:
STRATEGIC COMMERCIAL REALTY, INC., D/B/A RAWSON MATERIALS
6 KENNEDY DORNE
PUTNAM, CT 06280

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



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UNITY POLE
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PREPARED BY:

Provost & Dovero, Inc.

Civil Engineering • Serveying • Site Planning rectarni • Mechanical • Architectural Engineering

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OCTOBER 2, 2019

WETLANDS COMMISSION INLAND

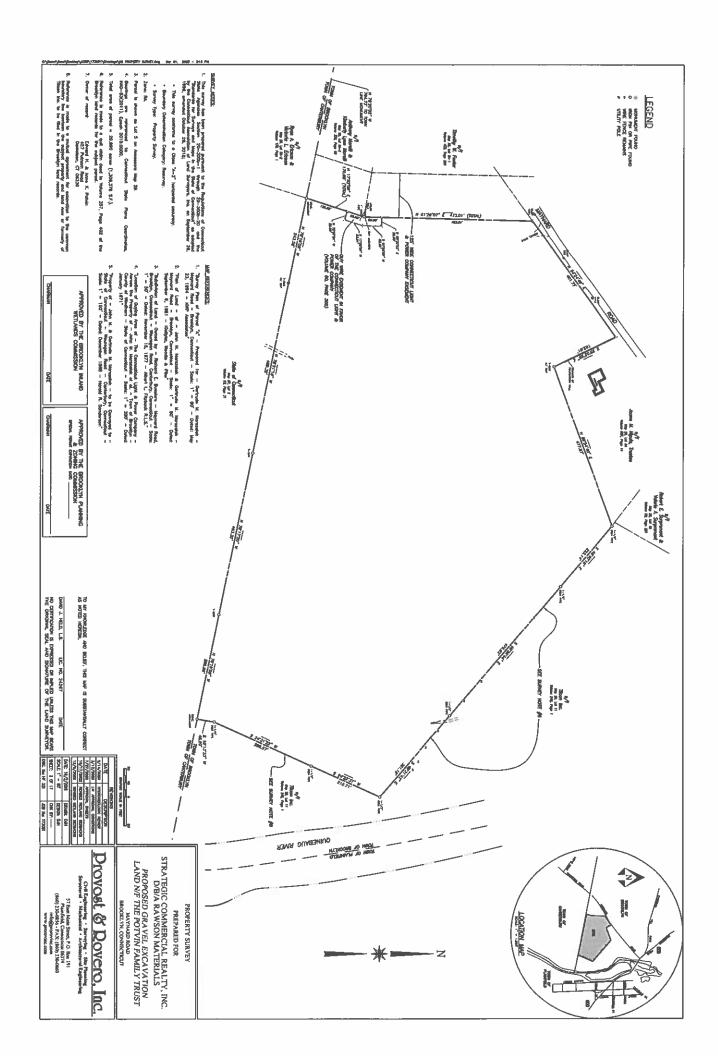
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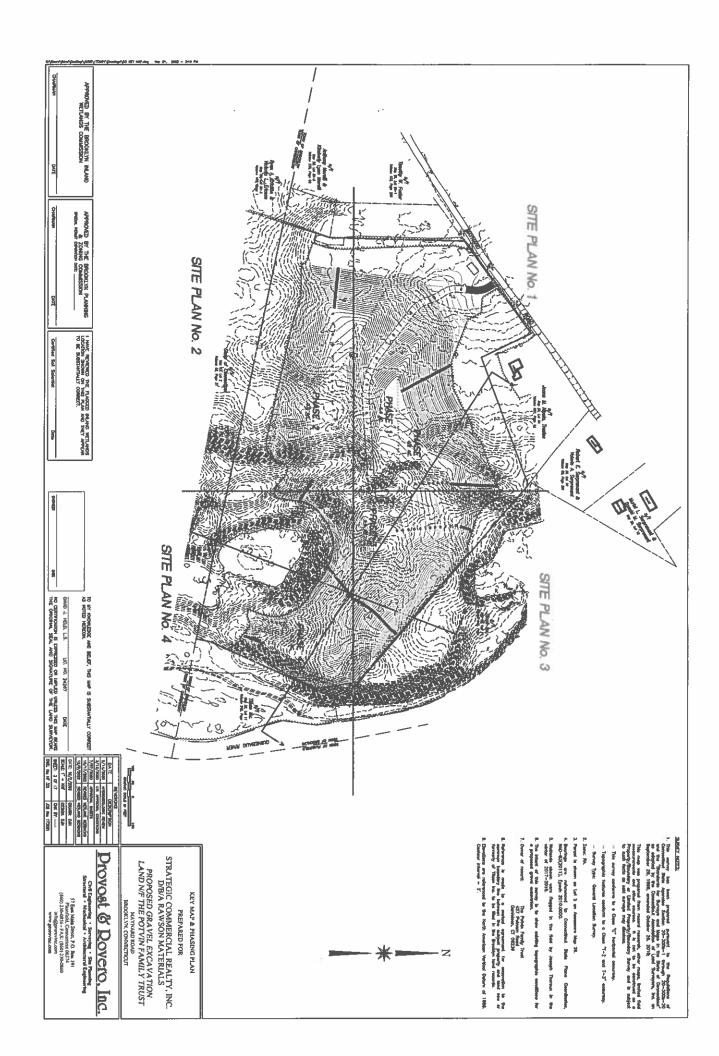
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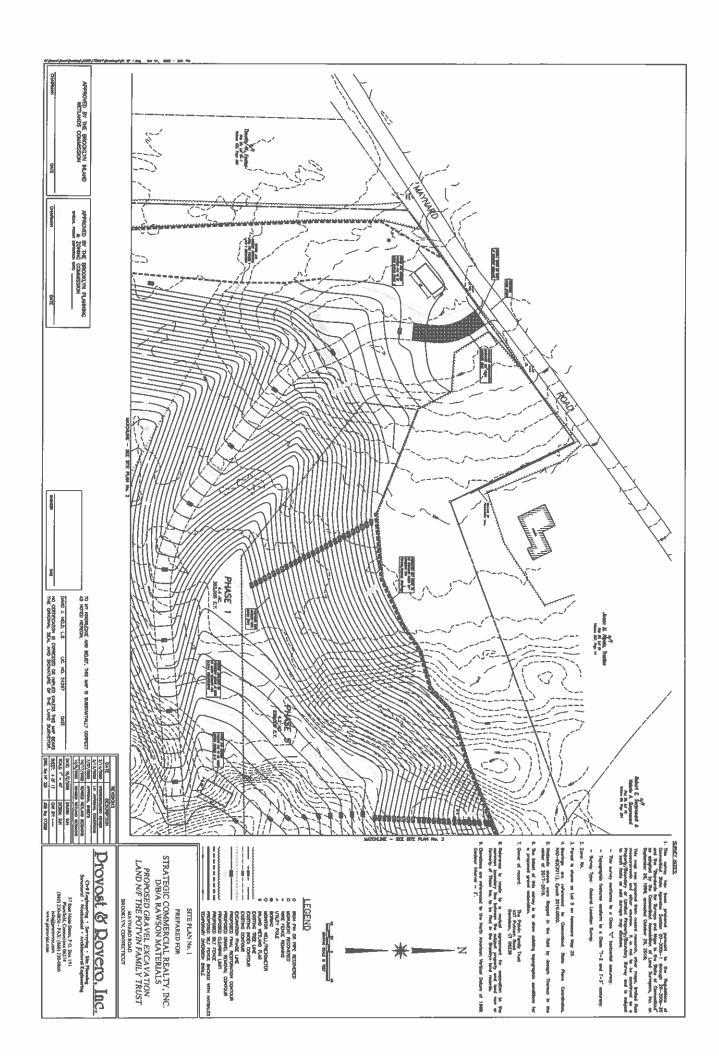
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SITE PLAN No. 1-4	4-7 OF 17
EXCAVATION CROSS SECTIONS	8-9 OF 17
DETAIL SHEETS 1-3	10-12 OF 1
RESTORATION PLAN	13 OF 17
SIGHTLINE DEMONSTRATION PLAN No. 1-2	14-15 OF 17
PLANNING & ZONING COMMISSION APPROVAL	16 OF 17
INLAND WETLANDS COMMISSION APPROVAL	17 OF 17

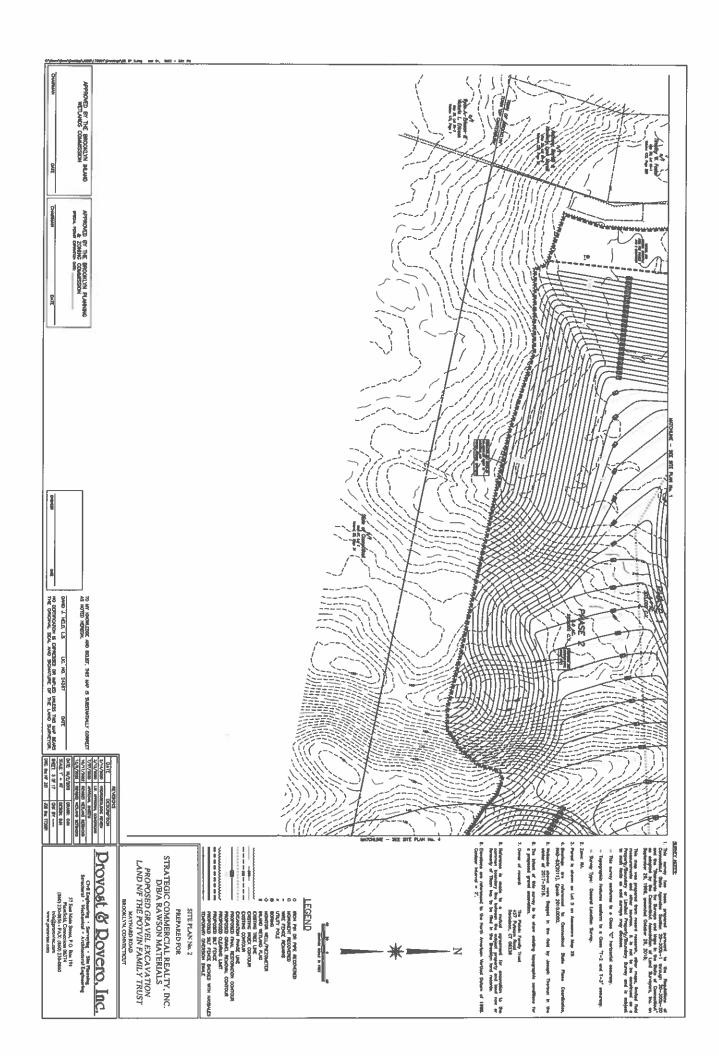
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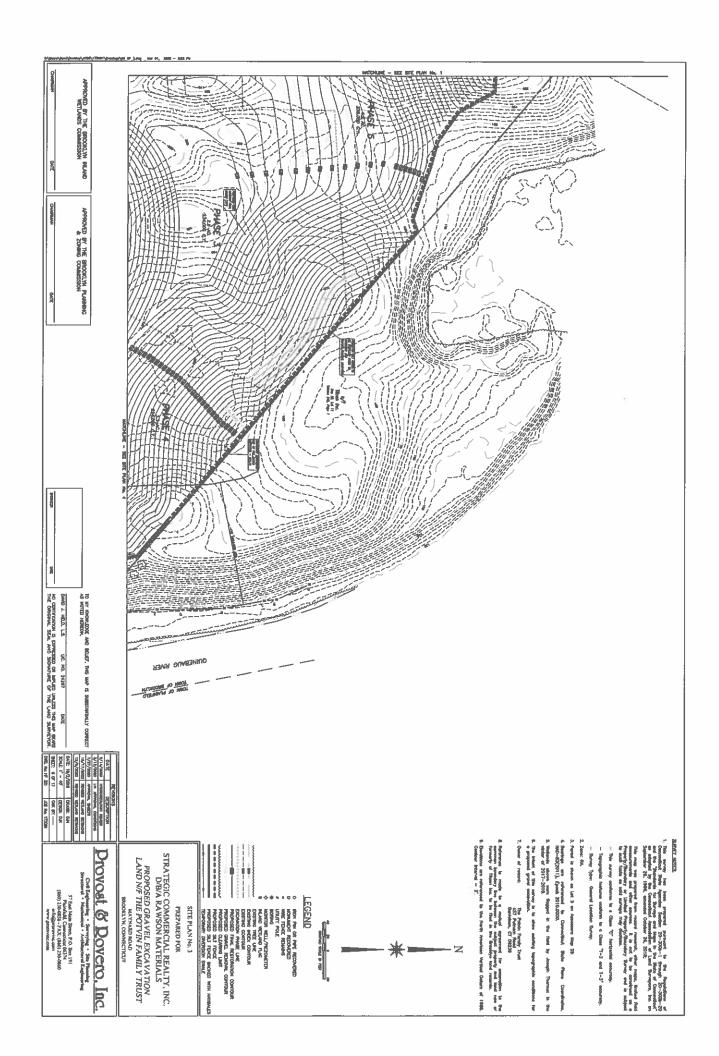
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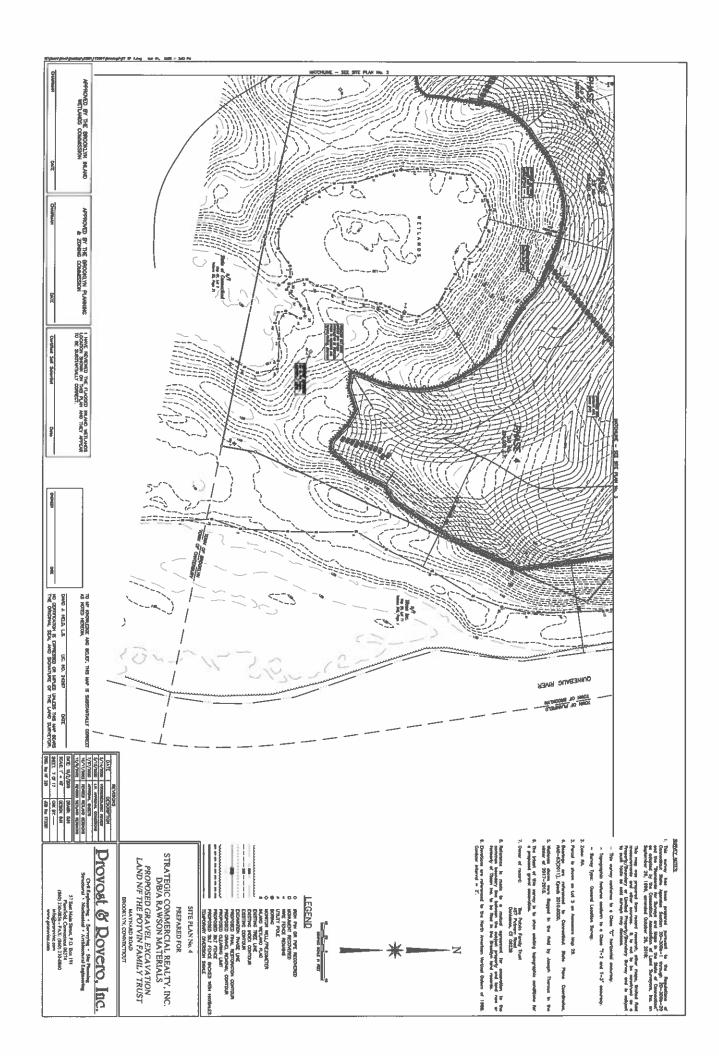


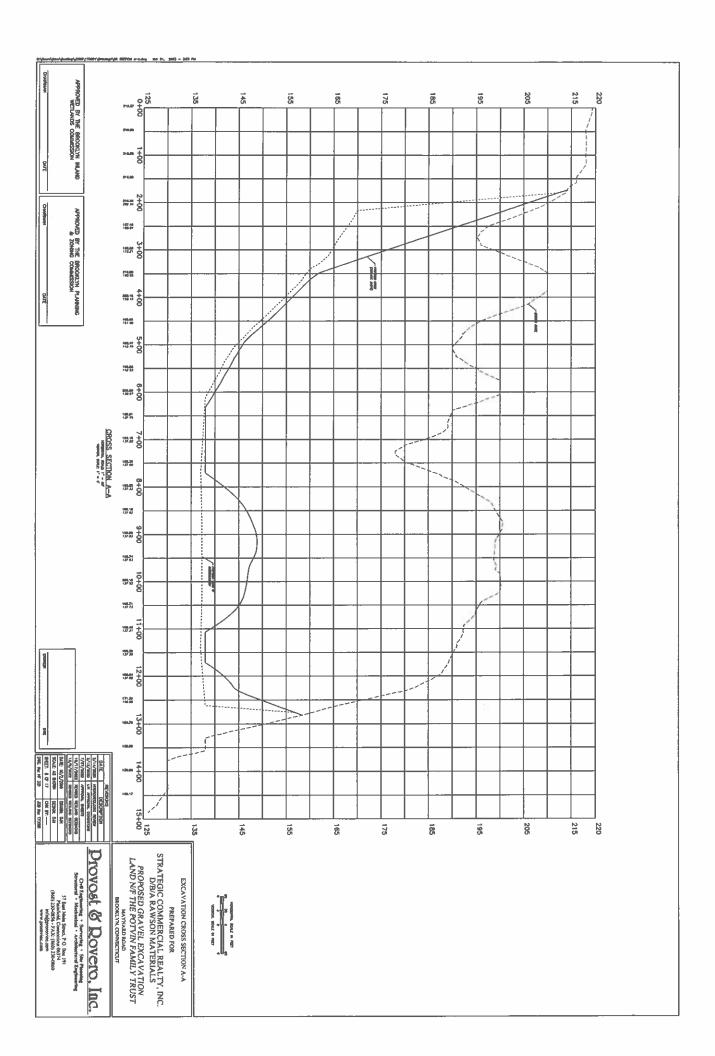


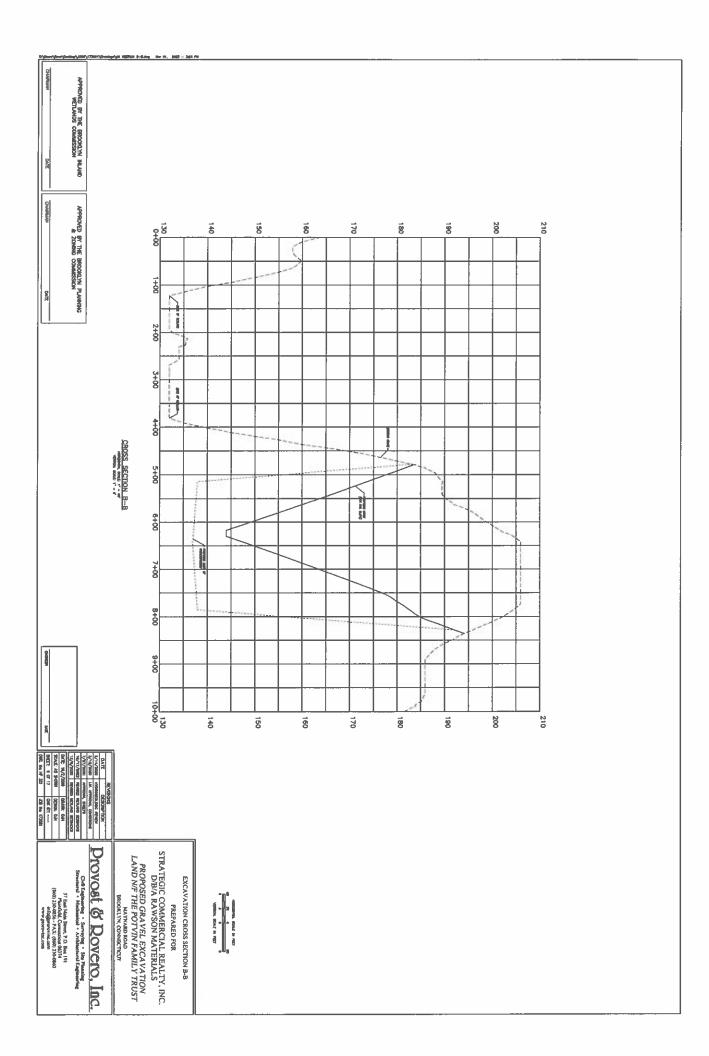






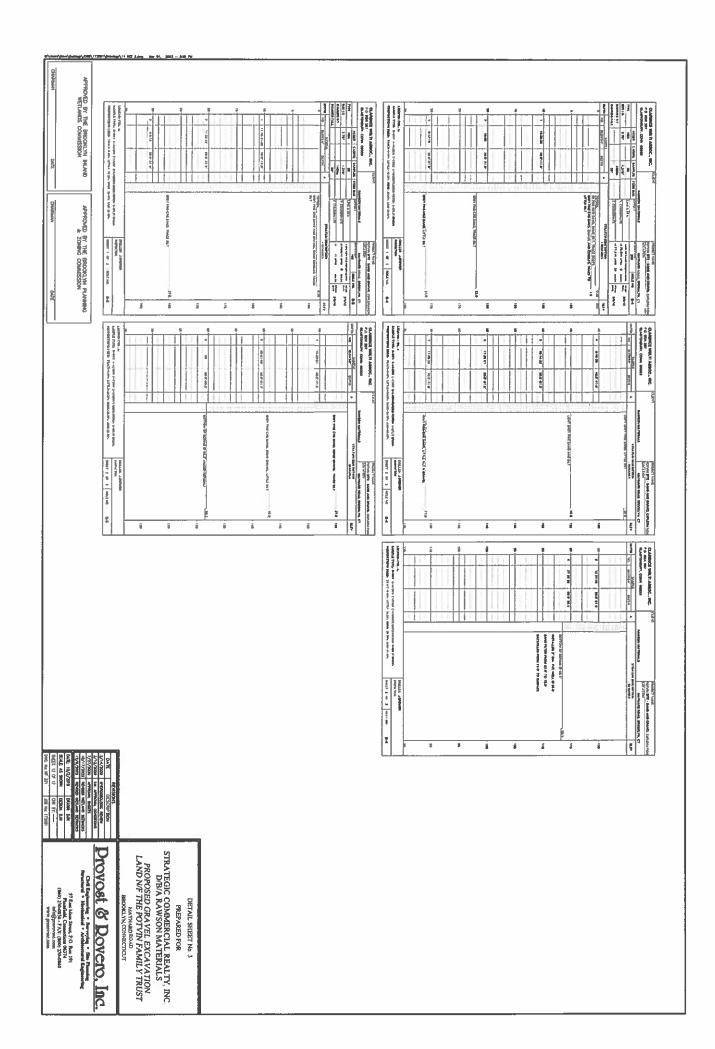


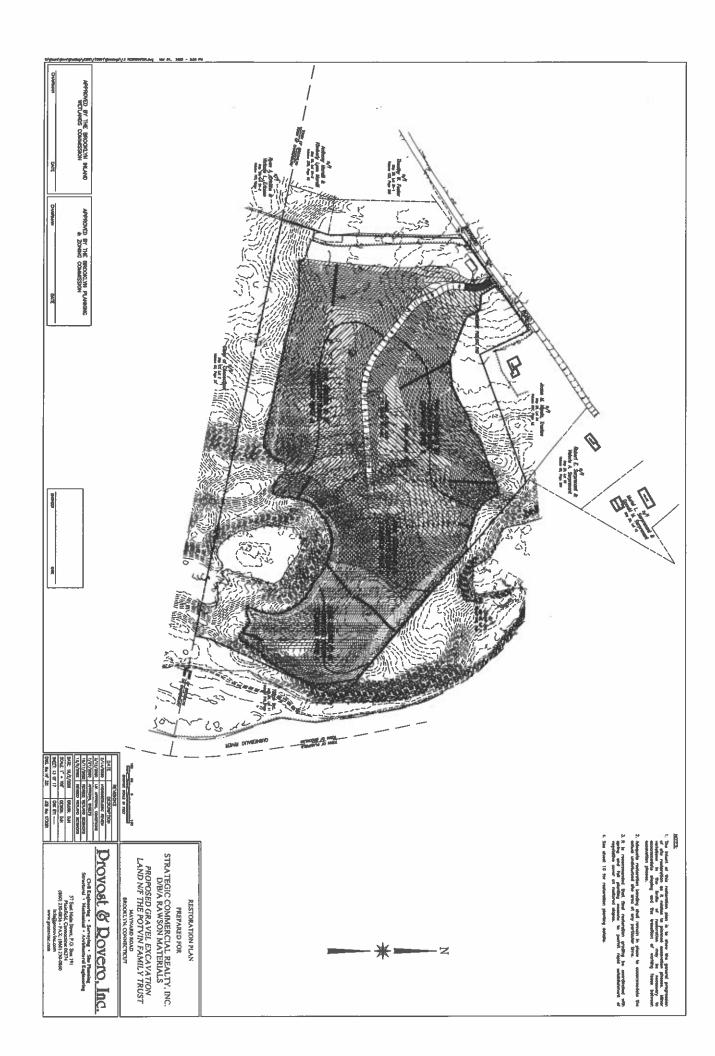


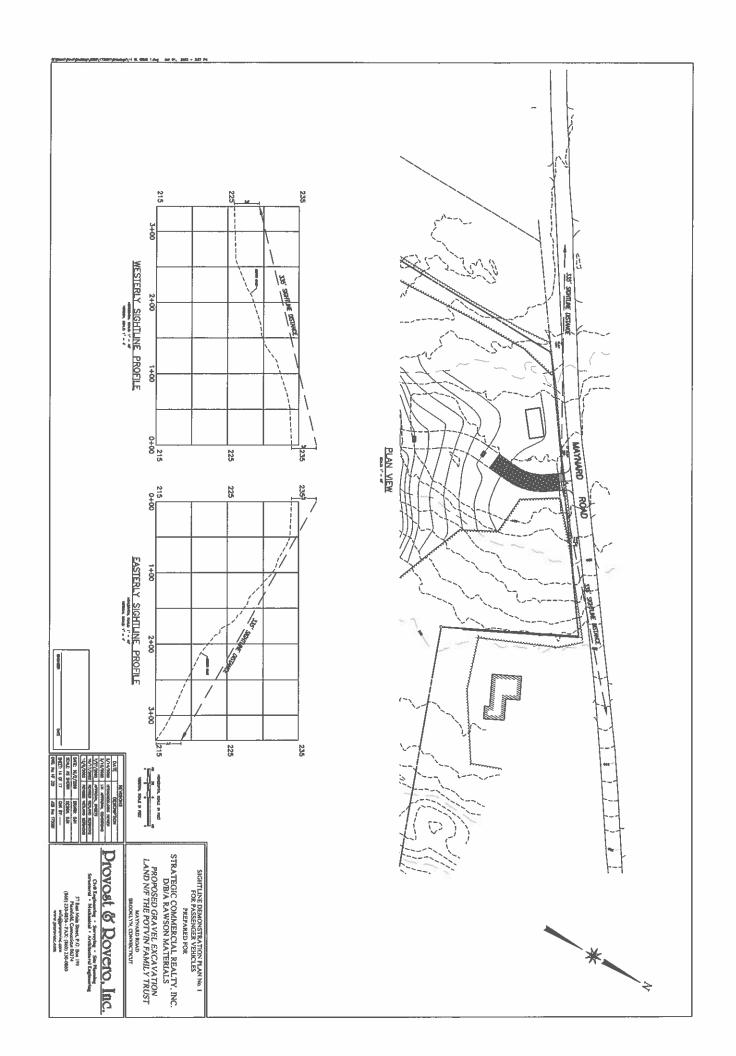


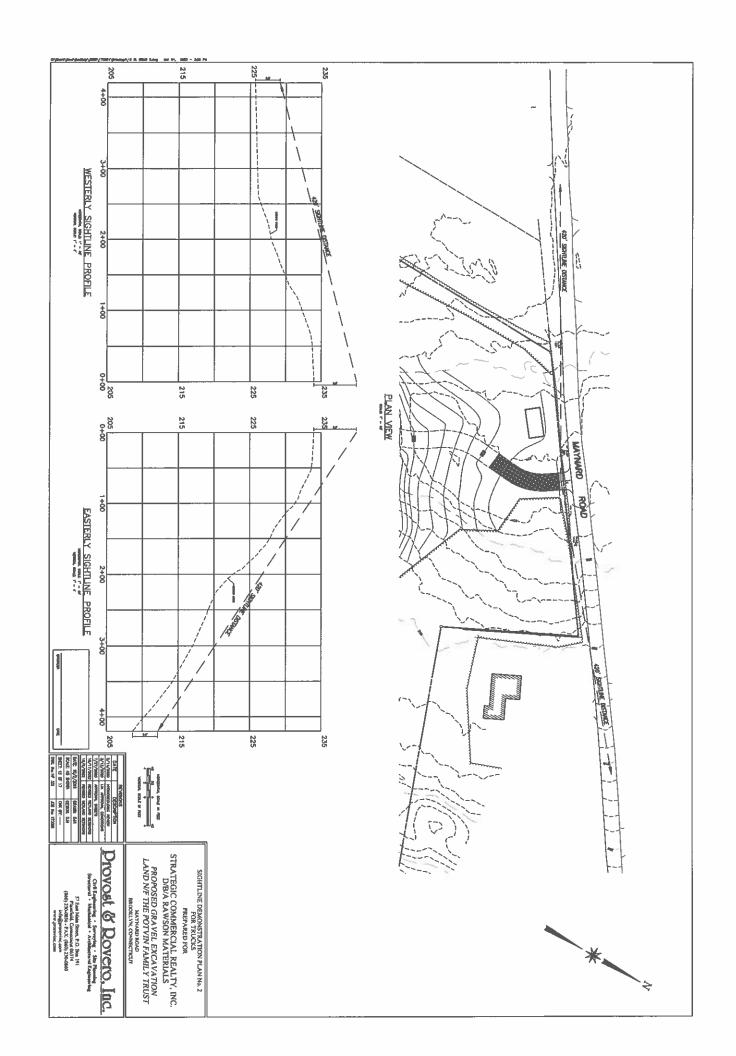
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July 13, 2020

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STRATEGIC COMMERCIAL REALTY, INC.
D/B/A RAWSON MATERIALS PREPARED FOR

PROPOSED GRAVEL EXCAVATION LAND NIF THE POTVIN FAMILY TRUST MAYNARD ROAD

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Provost & Rovero, Inc.

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57 East Main Street, P.O. Box 191 Priorifield, Consensions 95374 (360) 270-0856 - F.A.Y. (360) 250-0860 aid-@greetovine.com. www.proswvine.com

CONDESSION AND AND SOCIAL SERVICE CONTRACTOR OF SECURITY OF SECURI INC D/B/A SATSON MATERIALS DOCUMENT ANY MALE TON LIMITED الله المناولة والمدا للمواه والمساطنات المساطن محد ما ما مسلم المدارك Julgares may come in from of the Princial opportunity is madified plan of m lerend Websid Schools Salls 1" = 10" Rose, 3 of 17 Dwg, No. H? 211 Dwwn. Djf. 0/2/2019 Rankhow 2/14/2020 Hydrogandogic Eurówe 3/12/2020 LW. Appe apuad Per Storagic Communist Statey, Inc. 4/8/s Rosson Membris Perpand Ge شدنا بدر جرامينجورا مجندالموه ارمه مجروه بيل وه وينكر الشاهده بدجر شد من عند وحيث agand DJH Job No. 17381 Passes & Roses, Sc. Coll Regionals; - Serving para a la 285 a badip damah Na 11, dibb sadibi pin d s الا پرانسان کا جارا کرانگاه میشود در استخداف مستخدید به در میشود. 12/7/20 منطقة المطابقة 17/11/2022 كالمسلمة 12/7/20 den Cast N/P The Persis Paris Tree Mynael Ecol Breitlys, Cons 1000 01374 (200) 230-0106 - Parr (100) 230-0000 (100<mark>0</mark>) THEMSON SO HOLLY WALLS Buginning 57 East Main Steam, 200. PVHONDA AD 'O' WALLANDAY AT PUTNAM

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

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MAYNARD ROAD BROOKLYN, CONNECTICUT

Provost & Rovero, Inc.

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57 East Main Street, P.O. Bert 191
PlantSAIA, Commontore 65794
(800) 230-0850 - P.AN. (860) 230-0860
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www.perevvine.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.