TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on Wednesday July 1, 2020 at 6:30 p.m. by virtual Webex meeting on the following:

1. ZRC 20-001 rev – A proposal to make amendments to the Zoning Regulations concerning accessory buildings, excavation operations, and other various corrections including Sec. 3.A.5.2.1, 3.B.5.2.1, 3.C.5.2.1, 4.A.4.2.1, 4.B.4.2.1, 4.C.4.2.1, 3.C.2.4.5, 4.D.2.1.5, 6.K.2.2, 6.O.4.1, 6.P.3.3, 7.B.5.4.

2. ZC 20-001 – Zone Boundary Change to R-30/RA boundary on south side of Day St., Applicant: Jeff Weaver, proposed adjustment to match proposed lot lines in subdivision

Copies of the applications are on file for review.

All interested parties may attend the virtual webex meeting, be heard and written correspondence received.

Dated this 15th day of June 2020

Michelle Sigfridson
Chairman

Please publish in the Villager Newspaper, Friday June 19, 2020 and Friday June 26, 2020. Any questions call Audrey at 860-779-3411 Ext 12.

NOTICE OF CANCELLATION and RESCHEDULING

THE JULY 1, 2020 MEETING OF THE PLANNING AND ZONING COMMISSION WAS CANCELLED DUE TO LACK OF QUORUM.

A SPECIAL MEETING HAS BEEN SCHEDULED FOR JULY 8, 2020 AT 6:30 P.M. TO HEAR ALL MATTERS FROM THE JULY 1, 2020 AGENDA.

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

REV. 5/19/20

Date 2/18/2020 Check #_____ Application #ZRC 20-001

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

Public Hearing Date_____ Commission Action_____ Effective Date_____

Name of Applicant BROOKLYN PLANNING AND ZONING Phone_____

Mailing Address 69 S. MAIN ST. BROOKLYN, CT 06234

REQUEST TO AMEND ARTICLE(S) VARIOUS SECTION(S)_____

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

PARAGRAPH TO CHANGE_____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

REASON FOR REQUEST:

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

1) *Explanation: The purpose of this change is to allow accessory buildings in front yards by Special Permit. Pgs. 39,43,48,53,64,70*

3.A.5.2.1, 3.B.5.2.1, 3.C.5.2.1, 4.A.4.2.1, 4.B.4.2.1, 4.C.4.2.1 – Accessory Building

Now: Accessory buildings shall not be located in the front yard.

Proposed: Accessory buildings in the front yard are allowed by Special Permit in accordance with Sec. 9.D.

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2) *Explanation: The purpose of this change is to correct a typo in the Zoning Regulations. Pg. 44*

3.C.2.4.5 Permitted Principle Uses in the RA Zone - Other Uses

Now: Earth Materials Processing in accordance with Section 6.B.2P.
Proposed: Earth Materials Processing in accordance with Section 6.P.

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3) *Explanation: The purpose of this change is to correct a numbering error. Pg. 71*

4.D.2.1. Agricultural-Related Uses

Now:	Proposed:
5.	1.

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4) *Explanation: The purpose of this change is to remove the requirement for a $500 financial guarantee for donation bins put out by tax exempt organizations. Pg. 132*

6.K.2.2 Standards for Donation Bins

Now: The application for a Zoning Permit shall include the contact information for the owner of the bin and the property owner and shall include a $500 financial guarantee to allow the Town to have the donation bin removed if any violation of this section of the Regulations is not resolved following notice from the Town to either party.

Proposed: The application for a Zoning Permit shall include the contact information for the owner of the bin and the property owner and shall include a $500 financial guarantee to allow the Town to have the donation bin removed if any violation of this section of the Regulations is not resolved following notice from the Town to either party. The $500 financial guarantee shall not be collected from an organization that is tax-exempt under section 501(c)(3) of Title 26 of the United States Code.

5) *Explanation: The purpose of this change is to return the separation to groundwater and ledge that existed in the past previous set of Zoning Regulations. Pg. 142-144*

6.O.4.1 Standards for Excavation Operations

Now: The proposed language shall be inserted as Section 6.O.4.1. and all subsequent subsections (1-16) shall be renumbered accordingly.

Proposed: The minimum elevation of the excavation shall be no less than five feet above seasonal high groundwater and no less than 6 feet above ledge. Approval of the creation of a pond or water body requires a separate vote of the Commission.

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6) *Explanation: The purpose of this change is to correct an oversight in the preparation of the Zoning Regulations. The Planning and Zoning Commission intended to remove all references to importation of material for processing. Pg. 149*

6.P.3.3 Standards for Earth Materials Processing

Now: All earth materials imported for processing must be clean as defined by CT DEEP and free from any solid waste.

Proposed: All processed materials must be clean as defined by CT DEEP and free from any solid waste.

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7) *Explanation: The purpose of this change is to correct a numbering error. Pg. 164*

7.B.5.4 Surface Material

Now:	Proposed:
e.	a.
f.	b.
g.	c.

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING BOUNDARY

Date 6-1-2020

FEE $ 250.00
State Fee $ 60.00

Application # ZC 20-001

Check # _____

Public Hearing Date_____ Commission Action_____
Effective Date_____

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

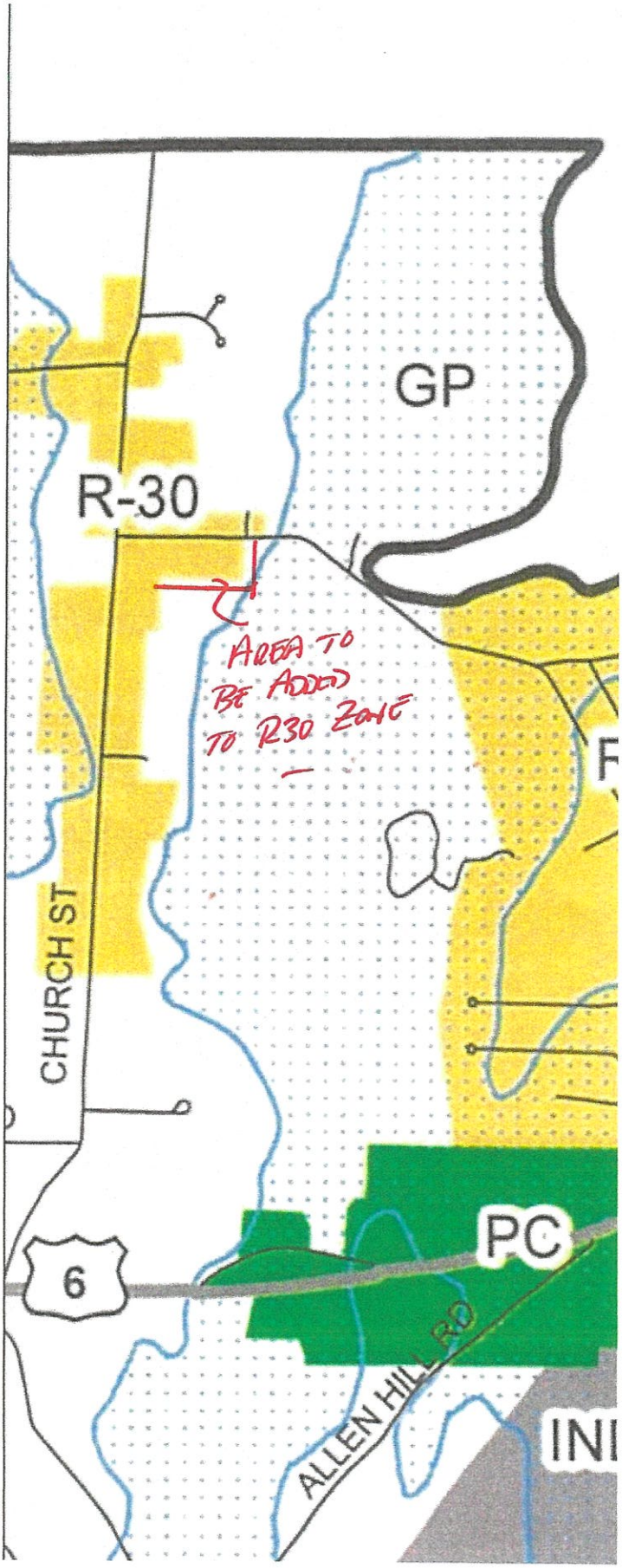
MAP 43 LOT 6 LOT SIZE_____
MAP _____ LOT_____ LOT SIZE_____
MAP _____ LOT_____ LOT SIZE_____
More lots , repeat above on separate sheet

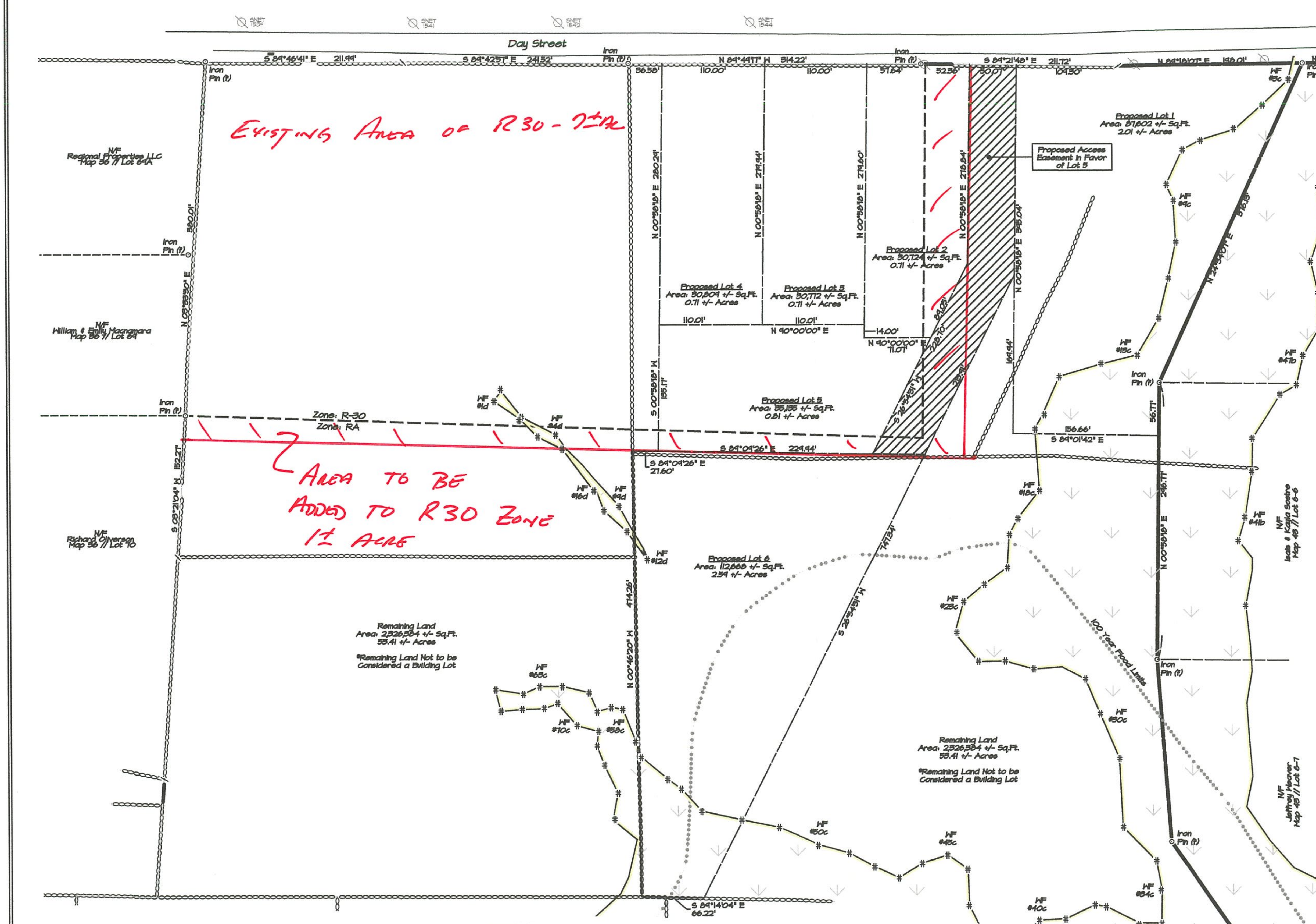
ZONE: R10___ R30___ RA___ VCD___ NC___ RB___ PC___ I___

REQUEST CHANGE: FROM RA TO R30 - 1 ½ ACRE
REQUEST CHANGE: FROM_____ TO_____
REQUEST CHANGE: FROM_____ TO_____
More changes , repeat above on separate sheet

REASON FOR REQUEST: AS PER PLANNER REQUEST

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


GP
R-30
AREA TO BE ADDED TO R30 ZONE
CHURCH ST
PC
6
ALLEN HILL RD



LEGEND

EXISTING PROPERTY LINE	100 YEAR FLOOD LIMIT
PROPOSED PROPERTY LINE	EXISTING INDEX CONTOUR
EXISTING EASEMENT LINE	EXISTING CONTOUR
ZONE LINE	WETLANDS FLAG
STONEWALL	BUILDING SETBACK
STONEWALL REMAINS	IRON PIN FOUND
UTILITY POLE	PROPERTY POINT

Notes

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

- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary Original on Proposed Boundary
- Intent: 6 Lot Subdivision

2. Total Lot Area = 60.70 Acres
   Total Area of Subdivision = 7.52 Acres

3. Zone = RA

4. Owner / Applicant = Jeffrey Weaver P.O. Box 9, Brooklyn, CT 06234

5. Parcel is shown as Lot #6 on Assessor's Map #43

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

7. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in April 2018

8. There are not Known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping

9. Parcel does not lie within an aquifer protection area

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

11. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)

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

To My Knowledge and Belief this Map is substantially Correct as noted hereon.

Paul M. Archer LLS #70013 Date

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

REVISIONS	
5/26/2020	Access Right of way

Subdivision Plan

"6 Lot Subdivision"

Prepared For:

Jeffrey Weaver
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=50'

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

Sheet No. 2 OF 6 | Project No. 1768 | Date: February 7, 2020

ARCHER Surveying LLC