

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on Wednesday September 7, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

1. **ZRC 22-006:** Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater, Applicant: PZC, and
2. **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.

A copy of these applications will be available for review on the Town of Brooklyn website, Town Clerk office and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Planner at j.roberson@brooklynct.org or at 69 South Main Street Brooklyn, CT 06234.

Please publish August 24th and August 31st

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 8/1/22 Check # _____ Application #ZRC 22-006

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant TOWN OF BROOKLYN PZC Phone 860-779-3411

Mailing Address 69 S. MAIN ST. SUITE 22 BROOKLYN, CT 06234

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 5.F.4.1.1.

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

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

REVISION TO GROUNDWATER
PROTECTION OVERLAY ZONE

REASON FOR REQUEST:

SEE ATTACHED.

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 ensure that hazardous materials that are a threat to groundwater are prohibited in the Groundwater Protection Overlay Zone but that hazardous materials that are not a threat to groundwater may be allowed if the underlying zone permits. Ex. Storage of liquid propane (LP)*
Pg. 104

5.F.4.1.1. New Uses Prohibited in the Ground Water Protection Overlay Zone

Existing:

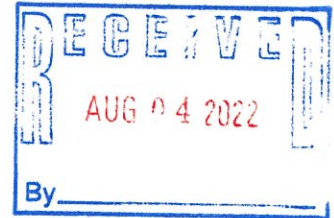
5.F.4.1. NEW USES PROHIBITED
1. Manufacture, use, storage, transport or disposal of hazardous materials as a principal activity.

Proposed:

5.F.4.1. NEW USES PROHIBITED
2. Manufacture, use, storage, transport or disposal of hazardous materials as a principal activity, except when such above-ground hazardous material is determined by Commission to present no threat to groundwater.

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING BOUNDARY



Date 08/04/2022

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 22-002

Check # 610 - \$150
611 - \$310

Public Hearing Date _____ Commission Action _____

Effective Date _____

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839

Mailing Address 13309 Palmers Creed Terrace, Lakewood Ranch, FL 34202

Applicants Interest in the Property Owner

Property Owner Applicant Phone _____

Mailing Address _____

MAP <u>19</u>	LOT <u>16</u>	LOT SIZE <u>7.49 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 X I___

REQUEST CHANGE: FROM PC TO R10

REQUEST CHANGE: FROM _____ TO _____

REQUEST CHANGE: FROM _____ TO _____

More changes , repeat above on separate sheet

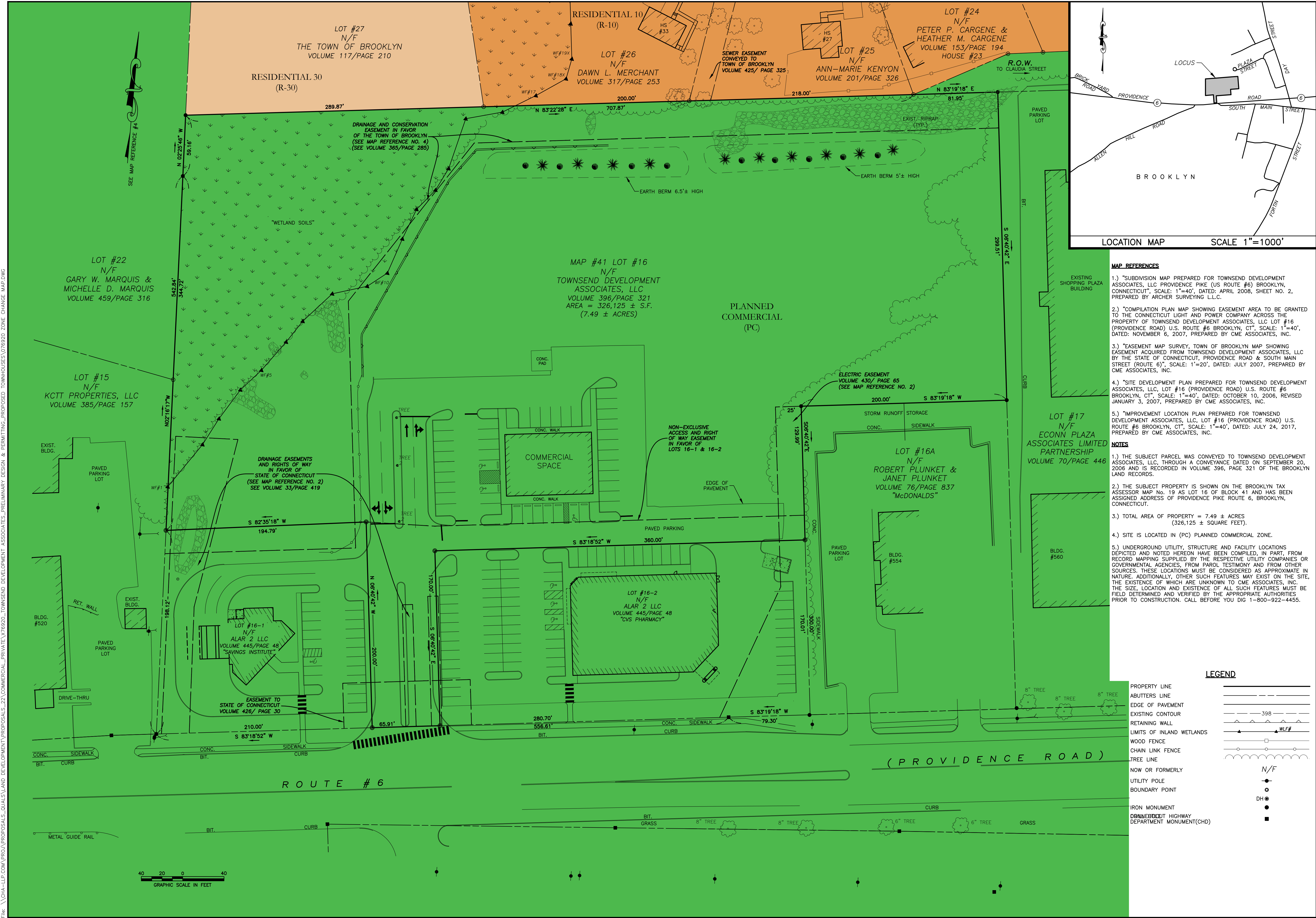
REASON FOR REQUEST: Requesting to change the zone of +/- 5.5 acres of the existing 7.49 acre

Lot from PC to R10 to allow for Residential Development.

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

Owner Name	Street Address	Sale Owner Address	Sale City	Sale State	Sales Zip
MARQUIS GARY W & MICHELLE D	43 WESTVIEW DR	43 WESTVIEW DR	BROOKLYN	CT	06234
BROOKLYN TOWN OF	PLAZA ST	PO BOX 356	BROOKLYN	CT	06234-0356
MERCHANT DAWN L	33 PLAZA ST	33 PLAZA ST	BROOKLYN	CT	06234-2546
BAGLEY KATHLEEN	27 PLAZA ST	27 PLAZA ST	BROOKLYN	CT	06234
LEWIS SHANE E	23 PLAZA ST	23 PLAZA ST	BROOKLYN	CT	06234
ROUSSEAU ROLLANDE G	19 PLAZA ST	19 PLAZA ST	BROOKLYN	CT	06234
FINNEGAN MORGAN	30 PLAZA ST	30 PLAZA ST	BROOKLYN	CT	06234
ROSS ROBERT & MORTON TERESA	24 PLAZA ST	24 PLAZA ST	BROOKLYN	CT	06234-1608
DERICO DAWN & ROGUE-DURAN ISAIAS	20 PLAZA ST	20 PLAZA ST	BROOKLYN	CT	06234
OSJ OF BROOKLYN LLC	564 PROVIDENCE RD	375 COMMERCE PARK RD	NORTH KINGSTON	RI	02852
MCDONALDS CORPORATION	554 PROVIDENCE RD	PO BOX 182571	COLUMBUS	OH	43218
ALAR 2 LLC	542 PROVIDENCE RD	1 CVS DRIVE #00942LO2	WOONSOCKET	RI	02895
ALAR 2 LLC	536 PROVIDENCE RD	PO BOX 1308	PITTSFIELD	MA	01202-1308
KCTT PROPERTIES LLC	520 PROVIDENCE RD	520 PROVIDENCE RD	BROOKLYN	CT	06234
CASEY BRIAN & ETHIER EILEEN	PROVIDENCE RD	9 ALLEN HILL RD	BROOKLYN	CT	06234-0156
BROOKLYN FIRE DISTRICT	15 SO MAIN ST	15 SO MAIN ST	BROOKLYN	CT	06234-1547
BREVIN PROPERTIES LLC	9 SO MAIN ST	414 PUTNAM PIKE	DAYVILLE	CT	06241-0000
JMN PROPERTIES LLC	17 SO MAIN ST	131 DAY ST	BROOKLYN	CT	06234
SUKI PROPERTY LLC	19 SO MAIN ST	PO BOX 21049	JUNEAU	AK	99802
REGIS RICHARD R	9 PROULX ST	8 ELLA GRASSO TURNPIKE	WINDSOR LOCKS	CT	06096

File: \\CHA-LIP.COM\PROPOSALS\LAND DEVELOPMENT\PROPOSALS_22\COMMERCIAL_PRIVATE\76920_TOWNSEND DEVELOPMENT ASSOCIATES_PRELIMINARY DESIGN & PERMITTING-PROPOSED TOWNHOUSES\076920_ZONE CHANGE_MAP.DWG



MAP REFERENCES

1.) "SUBDIVISION MAP PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC PROVIDENCE PIKE (US ROUTE #6) BROOKLYN, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 2008, SHEET NO. 2, PREPARED BY ARCHER SURVEYING L.L.C.

2.) "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF TOWNSEND DEVELOPMENT ASSOCIATES, LLC LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: NOVEMBER 6, 2007, PREPARED BY CME ASSOCIATES, INC.

3.) "EASEMENT MAP SURVEY, TOWN OF BROOKLYN MAP SHOWING EASEMENT ACQUIRED FROM TOWNSEND DEVELOPMENT ASSOCIATES, LLC BY THE STATE OF CONNECTICUT, PROVIDENCE ROAD & SOUTH MAIN STREET (ROUTE 6)", SCALE: 1"=20', DATED: JULY 2007, PREPARED BY CME ASSOCIATES, INC.

4.) "SITE DEVELOPMENT PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: OCTOBER 10, 2006, REVISED JANUARY 3, 2007, PREPARED BY CME ASSOCIATES, INC.

5.) "IMPROVEMENT LOCATION PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: JULY 24, 2017, PREPARED BY CME ASSOCIATES, INC.

NOTES

1.) THE SUBJECT PARCEL WAS CONVEYED TO TOWNSEND DEVELOPMENT ASSOCIATES, LLC, THROUGH A CONVEYANCE DATED ON SEPTEMBER 20, 2006 AND IS RECORDED IN VOLUME 396, PAGE 321 OF THE BROOKLYN LAND RECORDS.

2.) THE SUBJECT PROPERTY IS SHOWN ON THE BROOKLYN TAX ASSESSOR MAP No. 19 AS LOT 16 OF BLOCK 41 AND HAS BEEN ASSIGNED ADDRESS OF PROVIDENCE PIKE ROUTE 6, BROOKLYN, CONNECTICUT.

3.) TOTAL AREA OF PROPERTY = 7.49 ± ACRES (326,125 ± SQUARE FEET).

4.) SITE IS LOCATED IN (PC) PLANNED COMMERCIAL ZONE.

5.) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

LEGEND

PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
EXISTING CONTOUR	---
RETAINING WALL	---
LIMITS OF INLAND WETLANDS	---
WOOD FENCE	---
CHAIN LINK FENCE	---
TREE LINE	---
NOW OR FORMERLY	---
UTILITY POLE	---
BOUNDARY POINT	---
IRON MONUMENT	---
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	---

Drawing Copyright © 2015

CHA

101 East River Drive, 1st Floor
East Hartford, CT 06108
860-885-1055 | www.chacompanies.com

ZONE CHANGE MAP
PREPARED FOR:

TOWNSEND
DEVELOPMENT
ASSOCIATES, LLC
538 PROVIDENCE ROAD
BROOKLYN, CT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE
NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION
OF THE ALTERATION.

No.	Submittal / Revision	App'd	By	Date

EXISTING ZONING

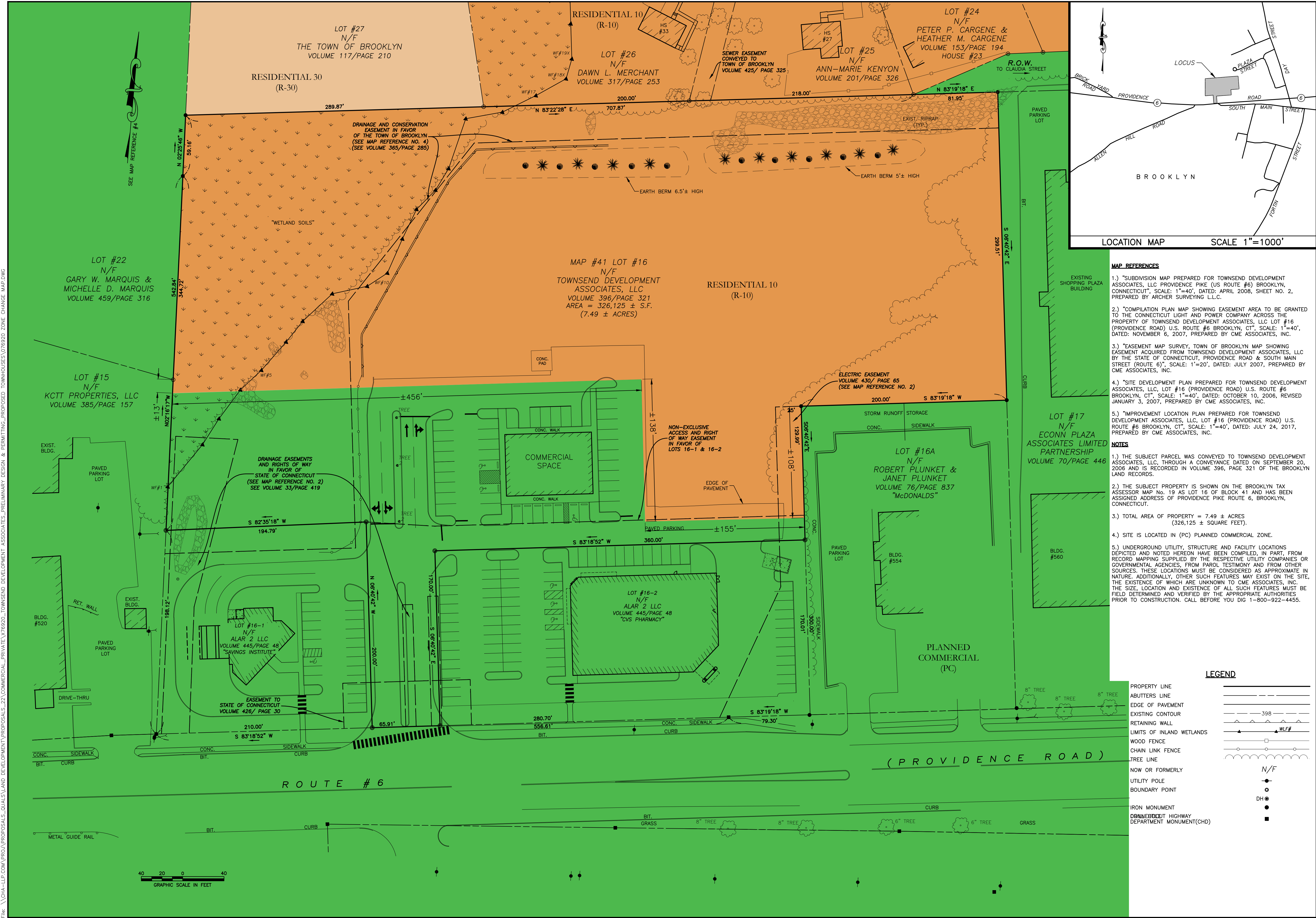
Designed By: PMP
Issue Date: 07/29/22

Drawn By: PMP
Project No: 076920

Checked By: PMP
Scale: 1" = 40'

Drawing No.: SHEET 1

File: \\CHA-LIP.COM\PROPOSALS\LAND DEVELOPMENT\PROPOSALS_22\COMMERCIAL_PRIVATE\76920_TOWNSEND DEVELOPMENT ASSOCIATES_PRELIMINARY DESIGN & PERMITTING-PROPOSED TOWNHOUSES\076920_ZONE CHANGE_MAP.DWG



MAP REFERENCES

- "SUBDIVISION MAP PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC PROVIDENCE PIKE (US ROUTE #6) BROOKLYN, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 2008, SHEET NO. 2, PREPARED BY ARCHER SURVEYING L.L.C.
- "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF TOWNSEND DEVELOPMENT ASSOCIATES, LLC LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: NOVEMBER 6, 2007, PREPARED BY CME ASSOCIATES, INC.
- "EASEMENT MAP SURVEY, TOWN OF BROOKLYN MAP SHOWING EASEMENT ACQUIRED FROM TOWNSEND DEVELOPMENT ASSOCIATES, LLC BY THE STATE OF CONNECTICUT, PROVIDENCE ROAD & SOUTH MAIN STREET (ROUTE 6)", SCALE: 1"=20', DATED: JULY 2007, PREPARED BY CME ASSOCIATES, INC.
- "SITE DEVELOPMENT PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: OCTOBER 10, 2006, REVISED JANUARY 3, 2007, PREPARED BY CME ASSOCIATES, INC.
- "IMPROVEMENT LOCATION PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: JULY 24, 2017, PREPARED BY CME ASSOCIATES, INC.

NOTES

- THE SUBJECT PARCEL WAS CONVEYED TO TOWNSEND DEVELOPMENT ASSOCIATES, LLC, THROUGH A CONVEYANCE DATED ON SEPTEMBER 20, 2006 AND IS RECORDED IN VOLUME 396, PAGE 321 OF THE BROOKLYN LAND RECORDS.
- THE SUBJECT PROPERTY IS SHOWN ON THE BROOKLYN TAX ASSESSOR MAP No. 19 AS LOT 16 OF BLOCK 41 AND HAS BEEN ASSIGNED ADDRESS OF PROVIDENCE PIKE ROUTE 6, BROOKLYN, CONNECTICUT.
- TOTAL AREA OF PROPERTY = 7.49 ± ACRES (326,125 ± SQUARE FEET).
- SITE IS LOCATED IN (PC) PLANNED COMMERCIAL ZONE.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

LEGEND

PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
EXISTING CONTOUR	---
RETAINING WALL	---
LIMITS OF INLAND WETLANDS	---
WOOD FENCE	---
CHAIN LINK FENCE	---
TREE LINE	---
NOW OR FORMERLY	---
UTILITY POLE	---
BOUNDARY POINT	---
IRON MONUMENT	---
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	---

ZONE CHANGE MAP
PREPARED FOR:
TOWNSEND DEVELOPMENT ASSOCIATES, LLC
538 PROVIDENCE ROAD
BROOKLYN, CT

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

No.	Submittal / Revision	App'd	By	Date

PROPOSED ZONING

Designed By:	Drawn By:	Checked By:
PMP	PMP	PMP
Issue Date:	Project No:	Scale:
07/29/22	076920	1" = 40'

Drawing No.:
SHEET 2