

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

The Planning and Zoning Commission will hold a public hearing on Wednesday October 5, 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. **SP 22-003:** Special Permit for Accessory Apartment at 57 LaSalette Drive, Applicant: Craig and Sandra Dunlop.

A copy of this application will be available for review on the Town of Brooklyn website 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 September 21st and September 28th



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date 9/1/22

Application #SP 22-003
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Craig + Sandra Dunlop Phone 508 736 5126
Mailing Address PO Box 9135, Brooklyn, CT 06234 Phone _____

Name of Engineer/Surveyor Archer Surveying
Address 18 Providence Rd, Brooklyn, CT 06234
Contact Person Paul Archer Phone 860.779.2240 Fax _____

Name of Attorney Ernest Cotnoir
Address 163 Providence St, Putnam, CT 06260
Phone 860.928.9694 Fax _____

Property location/address 57 LASALETTE DR.
Map# 2 Lot# 18C-1 Zone RA Total Acres 9.26 AC
Sewage Disposal: Private _____ Public _____ Existing Proposed _____
Water: Private _____ Public _____ Existing Proposed _____

Proposed Activity Construction of a detached 1 bedroom accessory in-law apartment + a detached 2 car garage

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

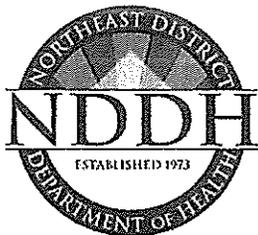
- Fee \$ _____ State Fee (\$60.00) _____ 3 copies of plans _____ Sanitary Report _____
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans

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: Craig Dunlop Date 9.1.22

Owner: Craig Dunlop Date 9.1.22

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



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET • UNIT 4 • BROOKLYN, CT 06234
PHONE (860) 774-7350 • FAX (860) 774-1308 • WEB SITE WWW.NDDH.ORG

August 25, 2022

Craig & Sandra Dunlop
PO Box 135
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #12000068 -- LASALETTE DRIVE #57, MAP #25, LOT #18C-1, BROOKLYN, CT

Dear Craig & Sandra Dunlop:

On July 12, 2022, this department received an application proposing a detached 1-bedroom in-law apartment connected to existing 1,500-gallon septic tank.

On August 22, 2022, this department received additional information regarding a 24' x 28' detached 2-car garage, 1-story open floor plan with frost walls. No water, plumbing, or drains.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Maintain a minimum of 10 feet from the existing septic system with the proposed in-law apartment and detached garage.
2. Owner to verify exact location of septic.
3. Once addition is completed, a water analysis must be submitted to this office. The water sample is to be taken from the new faucet in the apartment bathroom. This is to ensure that the new plumbing has been properly disinfected prior to use of the water for drinking purposes.
4. Should a repair be necessary in the future, a 5-bedroom home will require a 1,500-gallon septic tank and 660 square feet of effective leach area.
5. Connecticut Dept of Public Health central system exception for accessory apartment granted 08/10/2022.
6. Installer to submit application and appropriate fee to install sewer line connection from in-law apartment to existing 1,500-gallon septic tank. NDDH to inspect sewer line once installed.
7. There shall be no living quarters constructed in the detached garage.
8. There shall be no toilet facilities supplied to the detached garage.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe

Donovan Moe, EHS
Environmental Health Specialist ~ NDDH
cc: Brooklyn Building Official

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health Section

NOTICE OF EXCEPTION

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a CENTRAL SUBSURFACE SEWAGE DISPOSAL SYSTEM serving a SINGLE-FAMILY HOUSE and a DETACHED INLAW APARTMENT located at 57 LASALETTE DRIVE in the Town of BROOKLYN, CT. A central system has been found to be technically preferable for the following reasons:

1. The central system shall provide for an improved distribution and treatment of sewage effluent.
2. Wastewater that is not "sewage" as defined in Section 19-13-B103b (a) of the Connecticut Public Health Code shall not be discharged to the sewage disposal system.
3. The installation shall be inspected and approved by the local health department.

Recorded at the Department of Public Health, Hartford, Connecticut.

Handwritten signature of Sean Merrigan in cursive.

Sean Merrigan
Sanitary Engineer III
Environmental Engineering Program

AUGUST 10, 2022

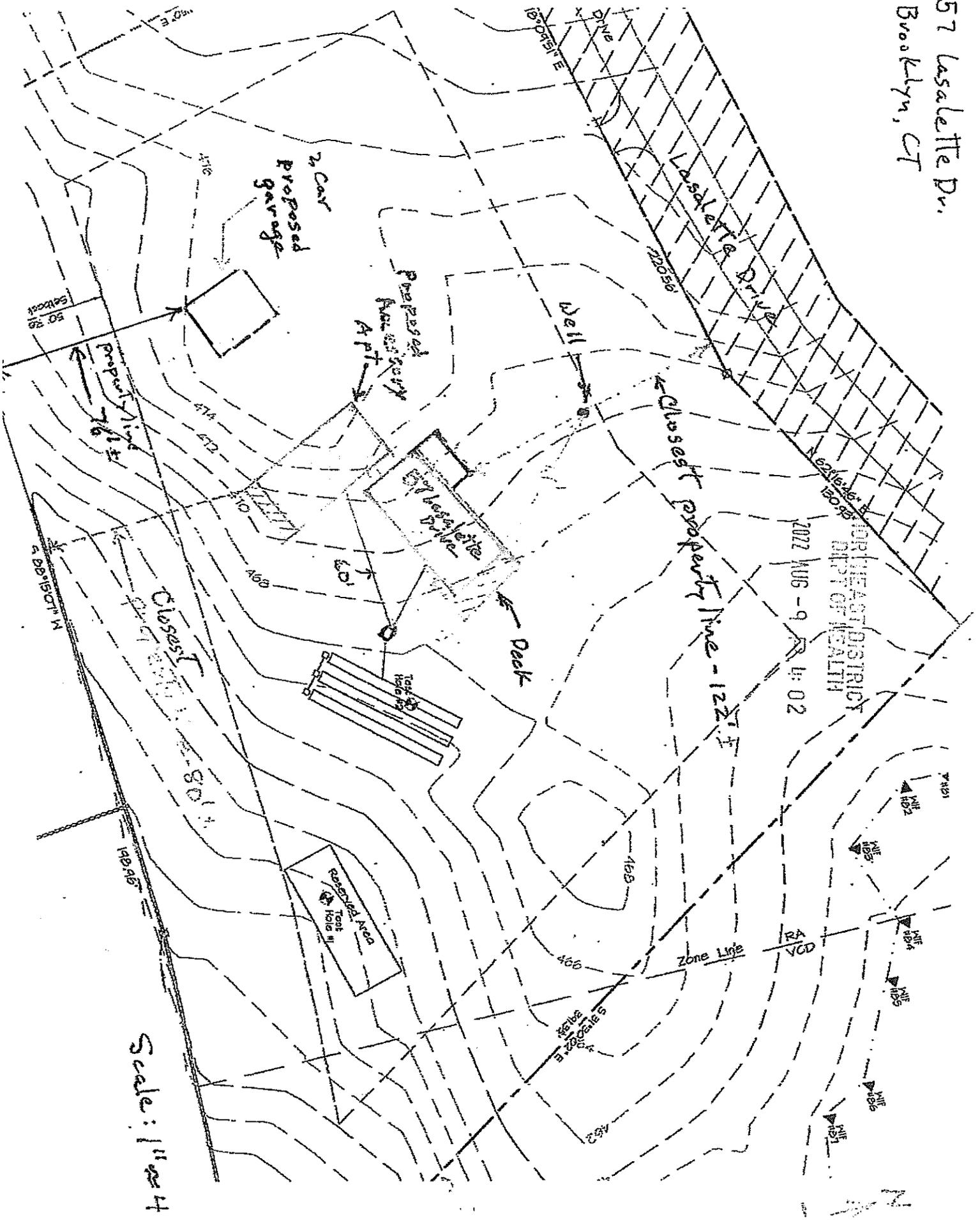
Date



Phone: (860) 509-7296 • Fax: (860) 509-7295
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer

57 Lasalette Dr.
Brooklyn, CT



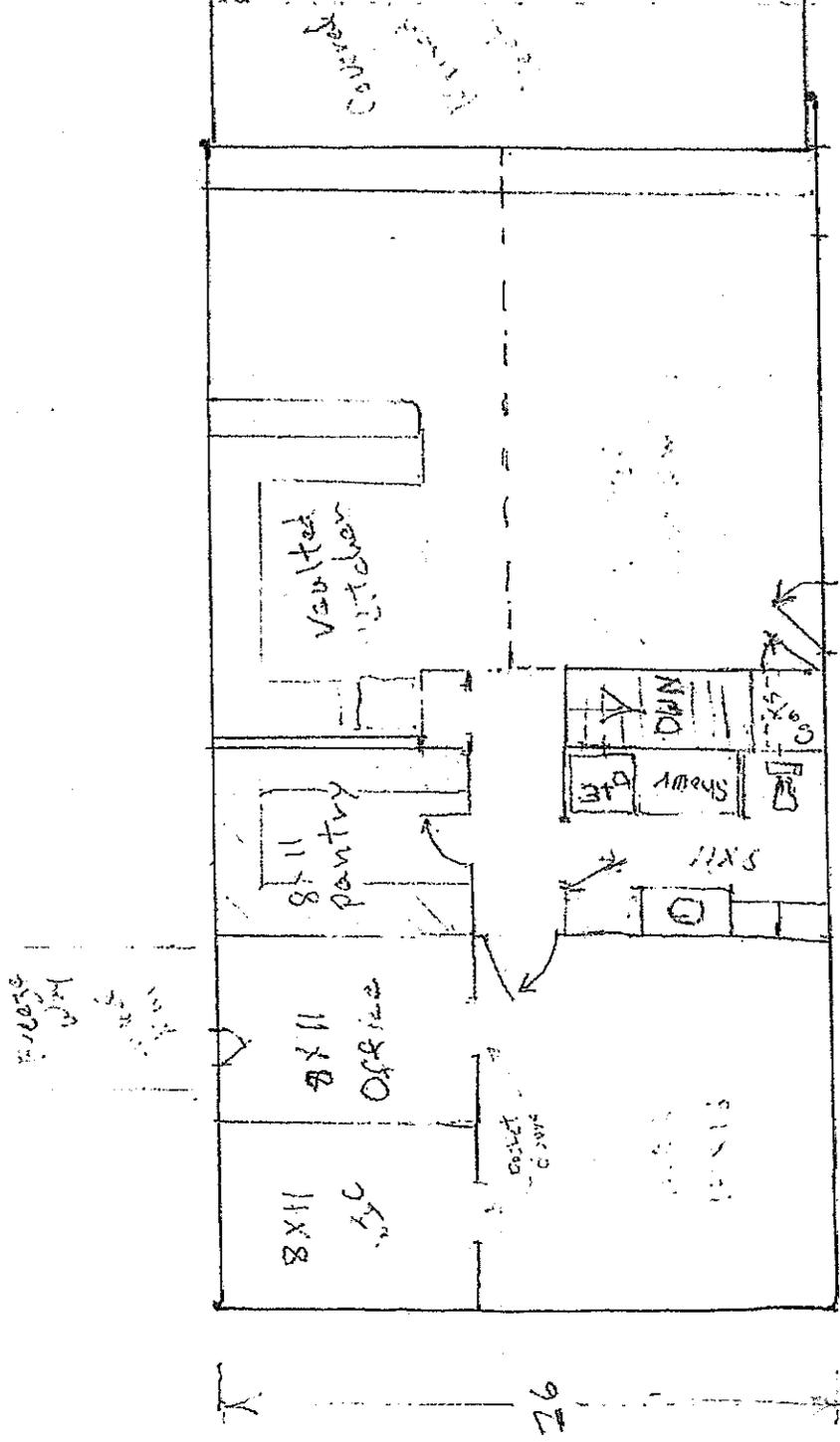
Scale: 1" = 4'

Craig Dunlop
57 Lasafette Drive
Brooklyn, CT

proposed 1 Bedroom Inlaw Apt.

NORTHEAST DISTRICT
DEPT OF HEALTH

2022 JUL 29 A 9:55



Scale 0 2 4 6

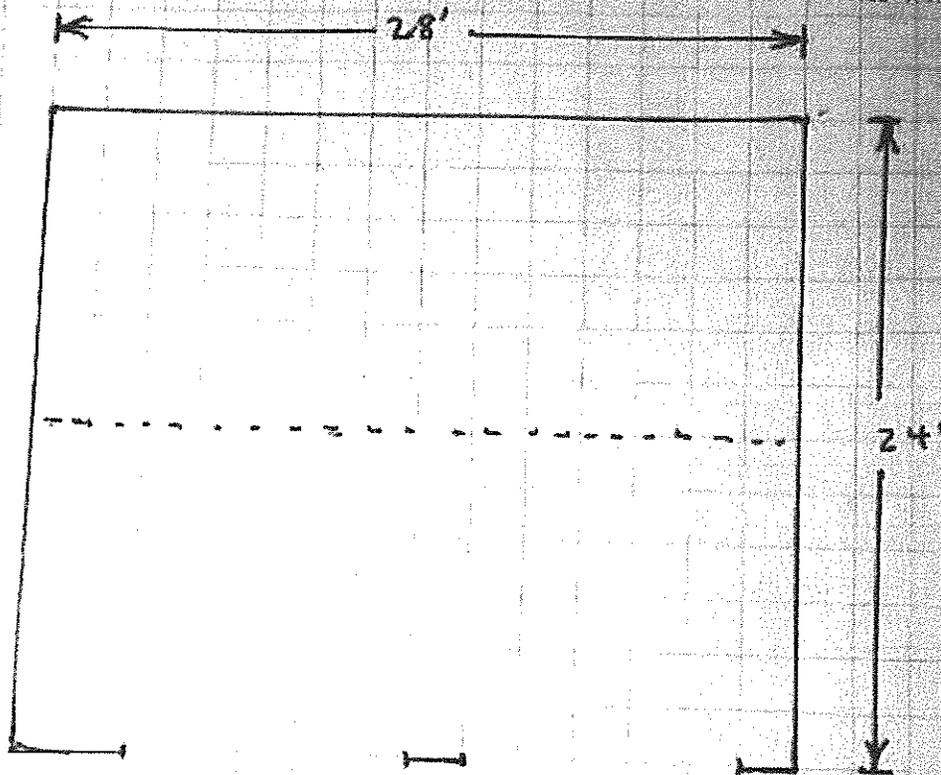
$$26 \times 50 = 1300 \text{ ft}^2$$

1 1 1

57 Lasalette Dr, Brooklyn, CT

HOUGHTON & COMPANY
ARCHITECTS

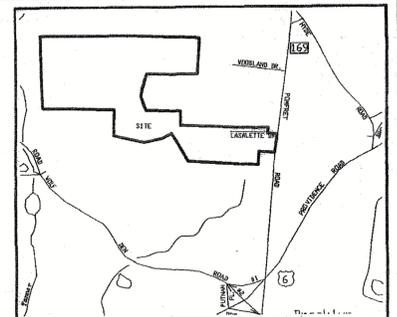
2022 AUG 24 P 12 20



Proposed Garage floor plan @ 57 Lasalette Dr, Brooklyn, CT

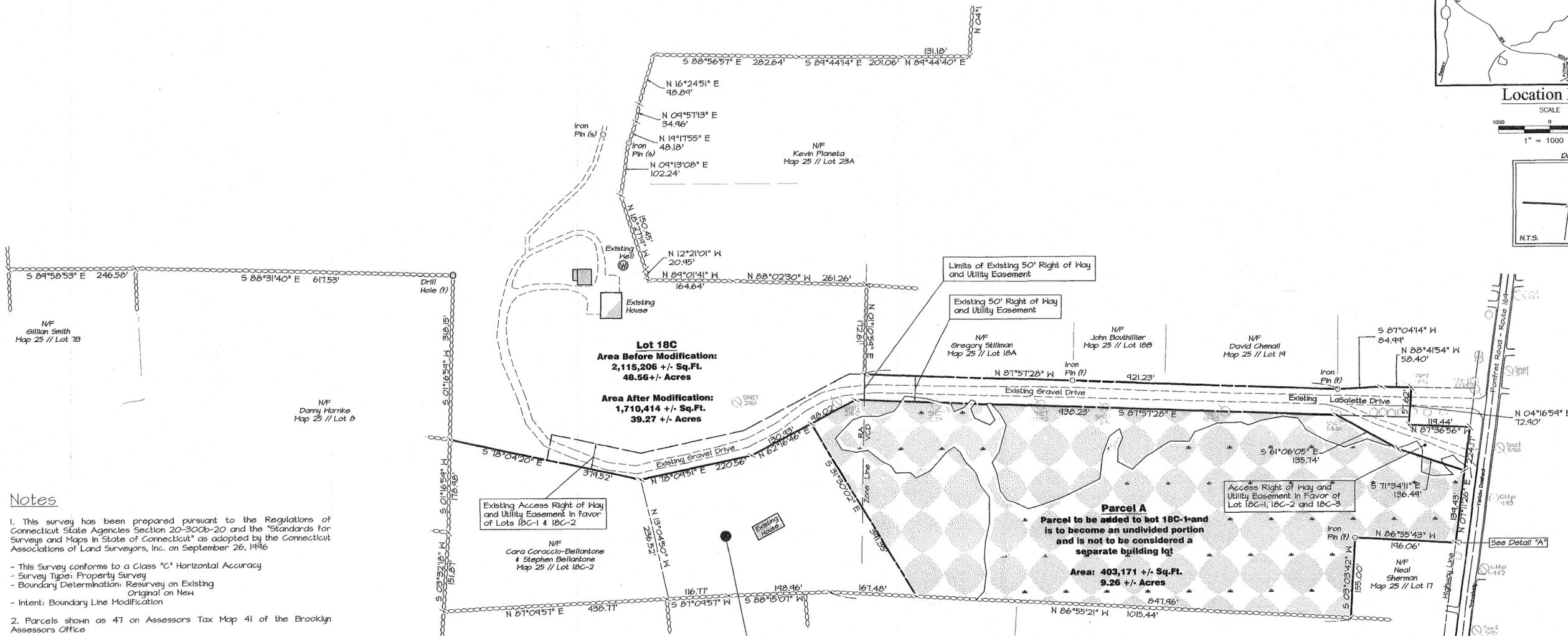
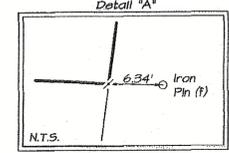
- Open Floor Plan
- Storage Only
- Concrete Foundation
- No Water / Plumbing Added

V.23 Pg. 116



Location Map

SCALE
1" = 1000 FT



Notes

- 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 "C" Horizontal Accuracy
 - Survey Type: Property Survey
 - Boundary Determination: Resurvey on Existing Original on New
 - Intent: Boundary Line Modification
 - Parcels shown as 47 on Assessors Tax Map 41 of the Brooklyn Assessors Office
 - Wetlands Delineated by Joseph Theroux in December 2020
 - Portion of Survey with Class D accuracy.
- The boundary information on this plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey and is subject to such change as an accurate field survey may disclose.
- The property lines depicted do not present a surveyor's property / boundary opinion.
- LaSalette Drive at this time is considered a private drive owned by Lot 18C

Map References

- 2 Lot Re-Subdivision Plan Prepared for Craig Dunlop, 60 LaSalette Drive, Brooklyn, Connecticut, Date: January 2011, Scale: 1"=100', Prepared by Archer Surveying LLC

LEGEND

- PROPERTY LINE
- - - - - EASEMENT
- ○ ○ ○ ○ STONEMALL
- ○ ○ ○ ○ STONEMALL REMAINS
- WETLANDS FLAG
- #— BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PROPERTY POINT
- UTILITY POLE



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

[Signature]
Paul M. Archer LLS #10018
Date: 9.26.22

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

I HEREBY CERTIFY THAT THIS FOREGOING DOCUMENT IS RECORDED IN THIS OFFICE ON 10/22/22 AT 10:30am
Kathie O. Bisson
TOWN CLERK OF BROOKLYN

Received for Record
10/18/2022 @ 10:30am
Kathie Bisson

This is an original ink drawing produced by Archer Surveying LLC / KWP Associates
18 Providence Road, Brooklyn, Connecticut

Property Survey
"Boundary Line Modification"

Prepared For:
Craig Dunlop
LaSalette Drive
Brooklyn, Connecticut

DRAWING SCALE: 1"=100'



KWP associates	
SURVEYING ~ ENGINEERING ~ SITE PLANNING	
18 Providence Road Brooklyn, CT 08234	
REVISIONS	
DATE	DESCRIPTION

Sheet No. 1 OF 1 Project No. 1964 Date: September 10, 2021