

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

The Planning and Zoning Commission will hold public hearings on May 16, 2023, starting 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:

- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels on Tiffany Street identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.
- **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.

**\*Please publish May 3 and 10\***

PLANNING AND ZONING COMMISSION

RECEIVED  
MAR 20 2023

REQUEST FOR CHANGE  
IN  
ZONING BOUNDARY

Date 3/17/23

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 23-001

Check # 460.00

Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

Name of Applicant DMP Palmer Associates, LLC Phone 603-886-5021

Mailing Address 9 OLD DERRY ROAD HUDSON, NH 03051

Applicants Interest in the Property OWNER REPRESENTATIVE

Property Owner DMP Palmer Associates, LLC Phone 603-886-5021

Mailing Address 9 Old Derry Road Hudson, NH 03051

MAP <u>46</u>	LOT <u>81</u>	LOT SIZE <u>15.90 (15.20)</u> <sup>Assoc</sup>
MAP <u>46</u>	LOT <u>26A</u>	LOT SIZE <u>4.25</u>
MAP _____	LOT _____	LOT SIZE _____

More lots , repeat above on separate sheet

ZONE: R10 X R30 X RA \_\_\_ VCD \_\_\_ NC \_\_\_ RB \_\_\_ PC \_\_\_ I \_\_\_

REQUEST CHANGE: FROM R10 TO MMUD (MAP 46/LOT 26A)

REQUEST CHANGE: FROM R30 TO MMUD (MAP 46/LOT 81)

REQUEST CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_

More changes , repeat above on separate sheet

REASON FOR REQUEST: SAME OWNER TO DEVELOP MAP 46 LOT 46

SMALL Portion of Parking on MAP 46 LOT 81. RETENTION  
PODS TO INFILTRATE STORMWATER ON MAP 46 LOT 81.

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

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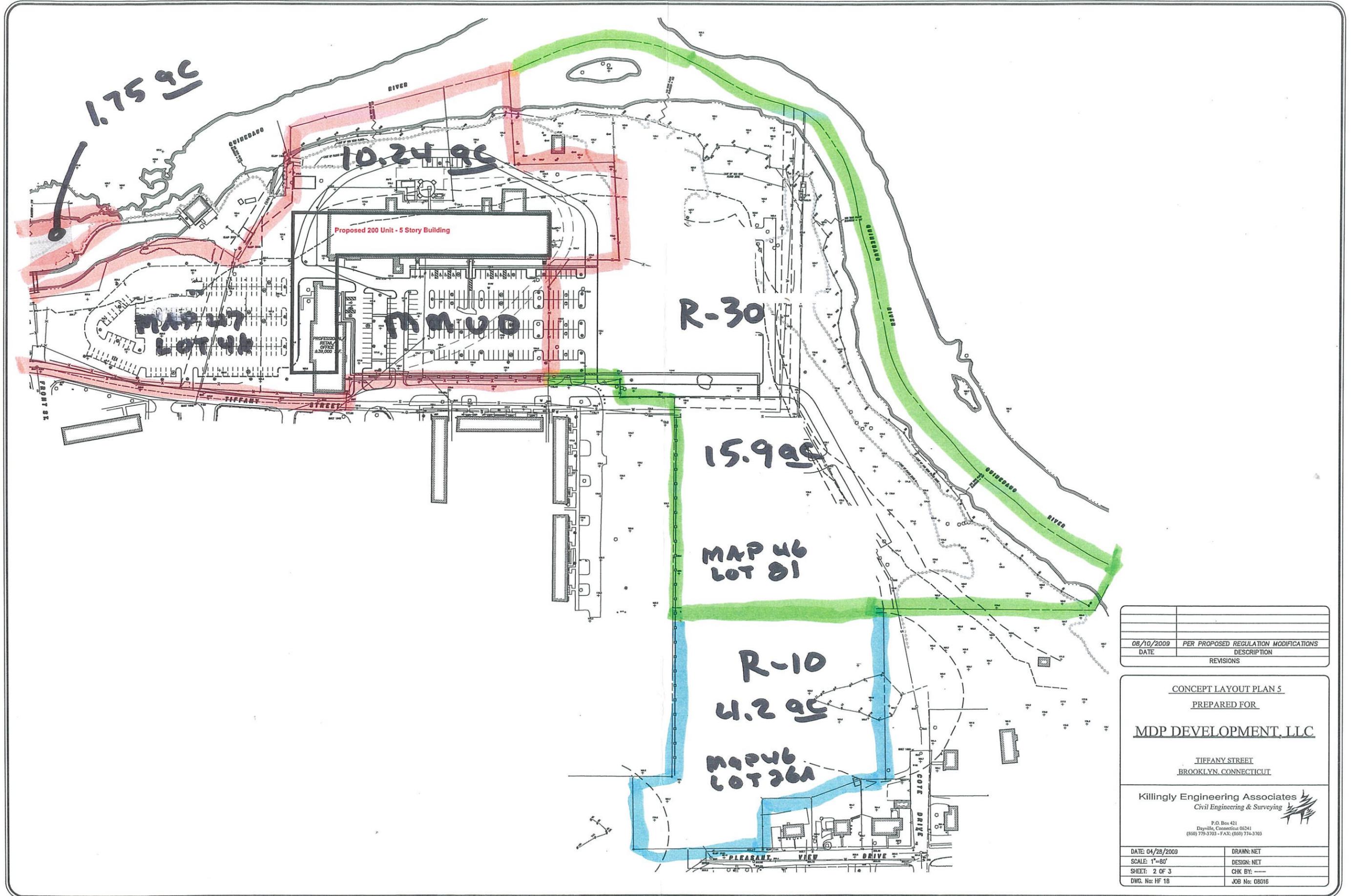
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 Killough, CT 06239



DATE	DESCRIPTION
08/10/2009	PER PROPOSED REGULATION MODIFICATIONS
	REVISIONS

CONCEPT LAYOUT PLAN 5  
 PREPARED FOR  
**MDP DEVELOPMENT, LLC**  
 TIFFANY STREET  
 BROOKLYN, CONNECTICUT

Killingly Engineering Associates  
 Civil Engineering & Surveying  
 P.O. Box 421  
 Dayville, Connecticut 06241  
 (860) 779-3703 - FAX: (860) 774-3703

DATE: 04/28/2009	DRAWN: NET
SCALE: 1"=80'	DESIGN: NET
SHEET: 2 OF 3	CHK BY: ---
DWG. No: HF 18	JOB No: 08016

PLANNING AND ZONING COMMISSION  
**RECEIVED** TOWN OF BROOKLYN  
CONNECTICUT

Received Date APR 13 2023

Application #SP 23-002  
Check # 5191 \$610 ✓

**APPLICATION FOR SPECIAL PERMIT**

Name of Applicant A Keusch + Sons LLC Phone \_\_\_\_\_  
Mailing Address 15 Beach View Rd Ext Voluntown Phone 860-230-7928  
CT 06384

Name of Engineer/Surveyor Archer Surveying  
Address Brooklyn CT  
Contact Person Paul Archer Phone 860-208-1524 Fax \_\_\_\_\_

Name of Attorney Paul Smith  
Address Danvers CT  
Phone 860-428-1697 Fax \_\_\_\_\_

Property location/address 8 Wauwagan Rd  
Map# 24 Lot# 151 Zone VCD Total Acres 2.45  
Sewage Disposal: Private \_\_\_\_\_ Public  Existing  Proposed \_\_\_\_\_  
Water: Private \_\_\_\_\_ Public  Existing  Proposed \_\_\_\_\_

Proposed Activity Remodel facade 2 sides, redo parking  
and entrances on Vine Lane, add garage doors per  
plan rebuild garage on existing foundation, Apply for  
Compliance with Article 4, Site Plan Requirements self storage facility, Apply for  
1 bedroom apartment per plan

Is parcel located within 500 feet of an adjoining Town? \_\_\_\_\_

The following shall accompany the application when required:

PUBLICATION FEE \$150  
APPLICATION Fee \$ 400 State Fee (\$60.00) \$600 3 copies of plans \_\_\_\_\_ Sanitary Report N/A  
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: [Signature] Date 1/30/23  
Owner: [Signature] Date 1/30/23

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

BLB LLC  
15 BEACH VIEW RD EXT  
VOLUNTOWN CT 06384

LABONTE GABRIELLE & GRATTON DAVID A  
677 HAMPTON RD  
POMFRET CENTER CT 06259

BROOKLYN CENTER COMPLEX LLC  
15 BEACH VIEW RD EXT  
VOLUNTOWN CT 06384-1703

VINA LANE PROPERTY LLC  
PO BOX 376  
BROOKLYN CT 06234-0376



## Cylinder series

721-2-69

2 Light Modern and Contemporary Black Outdoor Wall Light

---

### Dimensions

- 17.25" H x 5.75" W x 8.25" Ext
- 9.25" to top of fixture x 8.5" to bottom of fixture
- Weight: 5.8
- Black plate: 4.5" H x 4.5" W x 0" Depth

### Finish & Materials

- Black
- Clear Glass

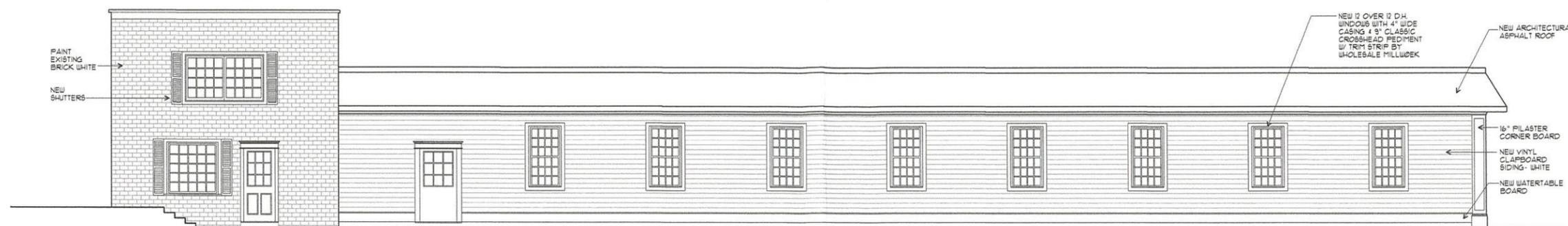
### Lamping/Electrical

- Wet Listed
- 2 light
- 90 watts
- Medium Base

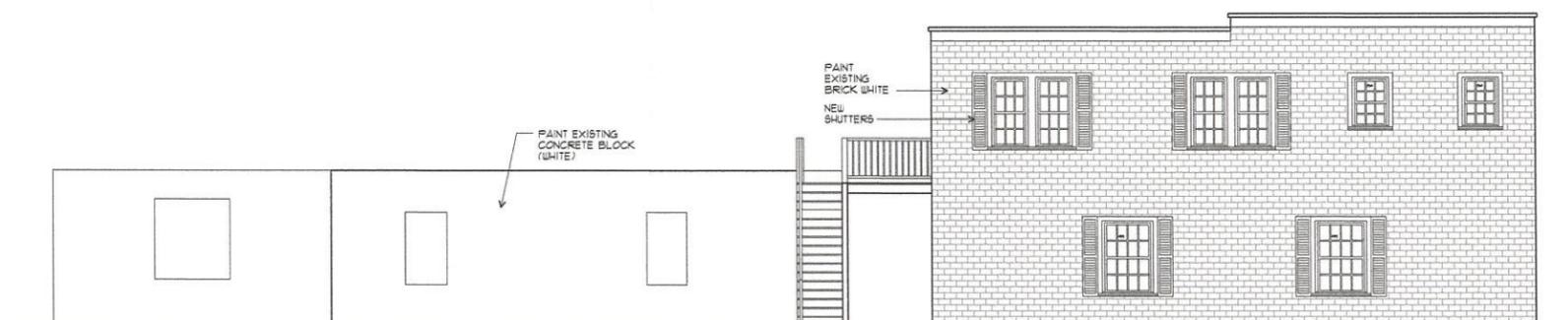
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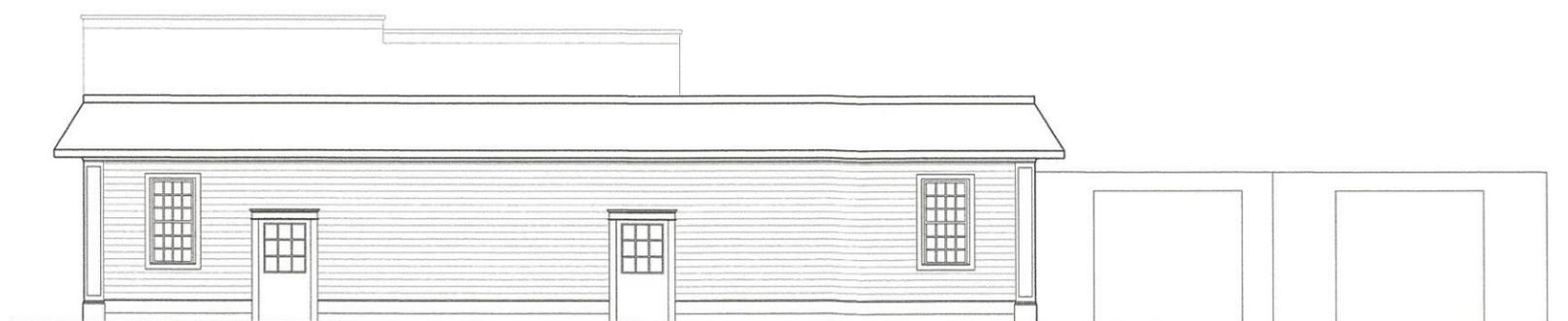
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1 WEST ELEVATION  
3/16" = 1'-0"



1 NORTH ELEVATION  
3/16" = 1'-0"



1 SOUTH ELEVATION  
3/16" = 1'-0"

2/21/23	MISC. REVISIONS
9/15/22	MISC. REVISIONS
9/9/22	MISC. REVISIONS

DATE DESCRIPTION

REVISIONS

EXTERIOR IMPROVEMENTS  
8 WAUREGAN ROAD  
BROOKLYN, CT 06234

SEAL

TITLE

PROPOSED  
ELEVATIONS

DATE 7/29/22 SHEET

JOB# 22-02

SCALE

DRAWN

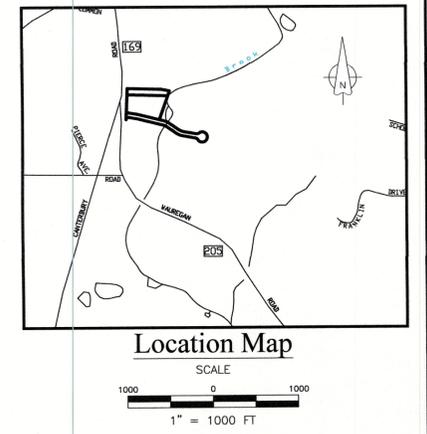
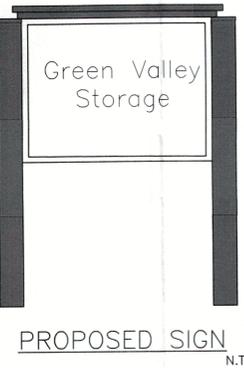
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A-1

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APR 13 2023

**Map References**

1. Perimeter Survey Prepared for Eggs Inc., Gorman Road/Franklin Drive/Waregan Road, Brooklyn, Connecticut, Dated: October 2014, Scaled: 1"=125', Prepared by Archer Surveying LLC
2. Boundary Line Modification Prepared Brooklyn Center Complex LLC, 71 Vina Lane, Brooklyn, Connecticut, Dated: January 2016, Scaled: 1"=100', Prepared by Archer Surveying LLC



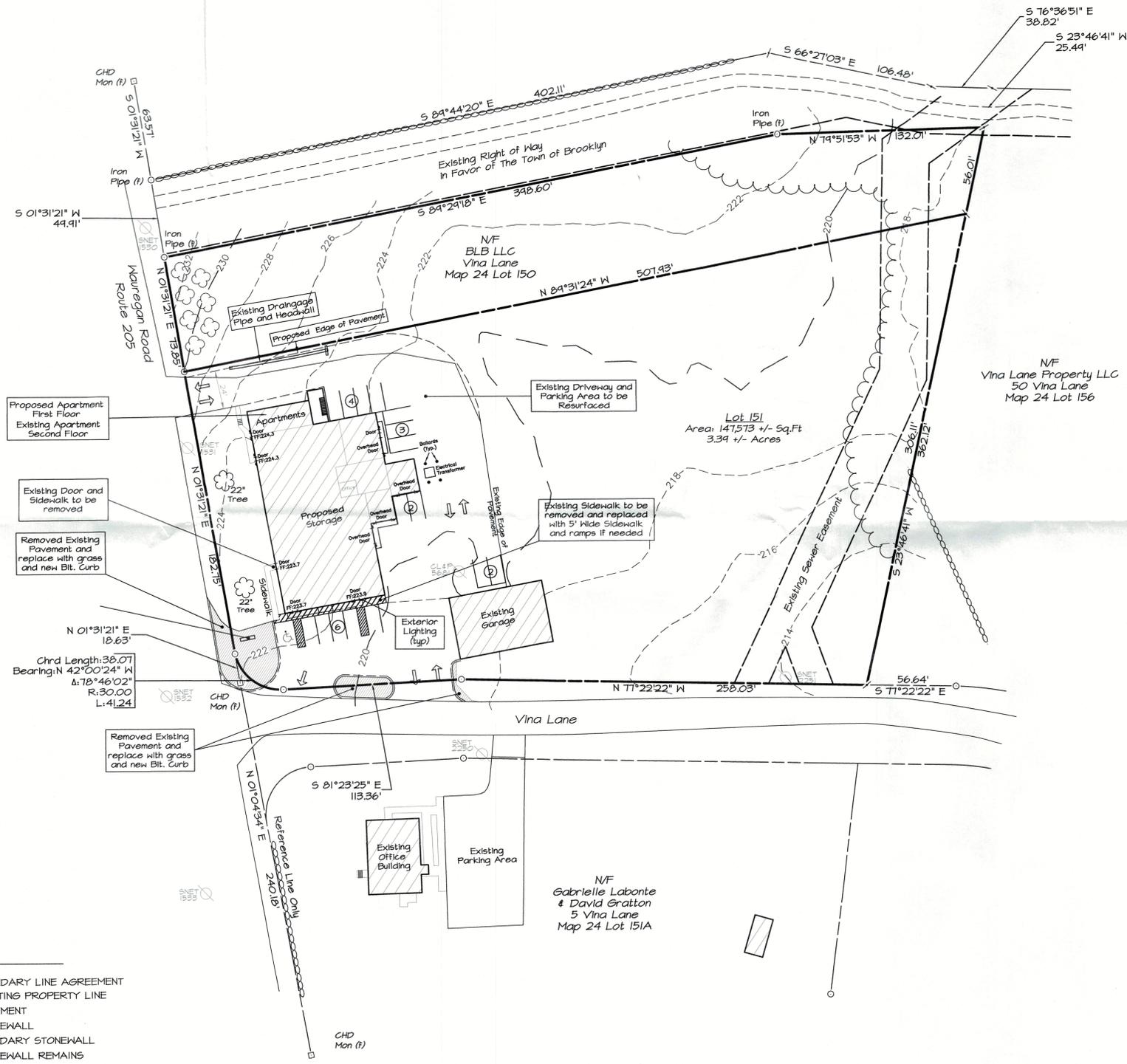
**Notes**

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 Association of Land Surveyors, Inc. on September 26, 1996
  - This Survey conforms to a Class "A-2" Horizontal Accuracy
  - "T-2" Vertical Accuracy
  - Survey Type: Site Development Plan
  - Boundary Determination: Resurvey
  - Intent: Adaptive use of an Existing Building
2. Parcels shown as Lot 151 on Assessors Tax Map 24 of the Brooklyn Assessors Office
3. Property is subject to Connecticut Light & Power Easements, along with Right of Ways and Easements in Favor of the Town of Brooklyn and the Sewer Company
4. Property is owned by: A.Kausch & Sons
5. Property is zoned: V CZ ( Village Center Zone)
6. Property is served by Public Water & Sewer

*A.Kausch & Sons LLC*  
 Employees: 1 Employee  
 Hours of Operation  
 8am - 8pm  
 Or by Appointment

DAY	RETAIL
MONDAY	8am - 8pm
TUESDAY	8am - 8pm
WEDNESDAY	8am - 8pm
THURSDAY	8am - 8pm
FRIDAY	8am - 8pm
SATURDAY	8am - 8pm
SUNDAY	8am - 8pm

Parking Calculations:  $8,822 / 1,000 = 8.9$  Parking spaces  
 1 space per 1000sqft of gross floor area (Industry Standard)  
 Apartment Parking (2 Per apartment): 4 Spaces  
 Employee Parking 1 Space  
 Total Parking: 14 Spaces



**LEGEND**

- BOUNDARY LINE AGREEMENT
- EXISTING PROPERTY LINE
- EASEMENT
- STONEWALL
- BOUNDARY STONEWALL
- STONEWALL REMAINS
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE
- STONE PILE

Archer Surveying LLC  
 18 Providence Road, Brooklyn, CT 06234  
 David A. Smith, P.E. #14173 DATE 04/12/23  
 NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief, the information is substantially correct as noted hereon.  
 Paul M. Archer, Surveyor #70013  
 No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

REVISIONS

**Site Development Plan**  
 "Adaptive Re-use of an Existing Building"  
 Prepared For:  
 A.Kausch & Sons  
 8 Waregan Road & 10 Vina Lane  
 Brooklyn, Connecticut

DRAWING SCALE: 1"=40'

RECEIVED APR 13 2023  
**ARCHER Surveying LLC**  
 18 Providence Road, Brooklyn, CT  
 (860) 779-2240 / (860) 928-1921  
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