

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, November 17, 2020
6:30 p.m.**

To join this hearing via the web or phone, follow the below instructions:	
Web Go to www.webex.com On the top right, click Join Enter meeting information: 173 034 4162 Enter meeting password: NOVbrr2020 Click join meeting	Phone Dial 1-408-418-9388 Enter meeting number: 173 034 4162 You can bypass attendee number by pressing #

MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:37 p.m.

II. Roll Call – Michelle Sigfridson, Carlene Kelleher, Earl Starks, Austin Tanner, Charles Sczuroski. Allen Fitzgerald was absent.

Staff Present: Jana Roberson, Director of Community Development; Rick Ives, First Selectman and ex officio Member of the PZC.

Also Present: Ronald Sorel, Hartford Road; Norm Thibeault, Killingly Engineering Associates.

III. Seating of Alternates: None.

IV. Adoption of Minutes: Regular Meeting October 20, 2020

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of October 20, 2020. Second by E. Starks. No discussion.

Roll Call Vote: C. Kelleher – yes; E. Starks – yes; C. Sczuroski – yes; A. Tanner – abstained; M. Sigfridson – yes. Motion carried (4-0-1).

V. Public Commentary – None.

VI. Unfinished Business

a. Reading of Legal Notice

The Legal Notice for ZC 20-003 was read aloud by J. Roberson. It was posted on the PZC page of the Town of Brooklyn website.

b. New Public Hearings:

- ZC 20-003** – Zone Boundary Change from RA to VC; Applicant: Ronald Sorel, Location: 94-102 Hartford Road, Approximately 4 acres on the north side of Hartford Road.

Ronald Sorel represented himself and explained that he wants to give a half-acre of his property to his son to build a house on. He has enough land to do this with the zone change. He said that it would be a free cut (nothing had been done since

1967). He explained that the VCZ goes all around his property and he was unaware that his property is in the RA Zone.

J. Roberson displayed an aerial photo of the neighborhood (included in packets to Commission Members). She orientated the area and indicated the zone boundary for the VCZ. She explained that the driveway that Mr. Sorel shares with his residential neighbor is in the VCZ, but the remainder of Mr. Sorel's property and his neighbor's property are outside of the VCZ. She noted that the minimum lot size in the RA Zone is 2 acres and in the VCZ it is 30,000 s.f. So, with the zone change, there would be enough room on the west side of Mr. Sorel's house for an additional house lot. She explained that most of the property is not very visible from Route 6.

Ms. Roberson explained that she had suggested to Mr. Sorel that he speak with his neighbor about including the neighbor's property in the zone change application to avoid a donut hole in the Zone. Mr. Sorel has spoken with the neighbor and the neighbor is amenable to the change. Mr. Sorel stated that Ms. Roberson's explanation is correct.

Motion was made by C. Kelleher to close the public hearing for **ZC 20-003** – Zone Boundary Change from RA to VC; Applicant: Ronald Sorel, Location: 94-102 Hartford Road, Approximately 4 acres on the north side of Hartford Road. Second by A. Tanner. No discussion.

Roll Call Vote: E. Starks – yes; C. Sczuroski – yes; A. Tanner – yes; C. Kelleher – yes; M. Sigfridson – yes. Motion carried unanimously (5-0-0).

c. Continued Public Hearings:

1. **SP 20-002** – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16' wide access drives to proposed new vehicle storage lots.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview:

- The Applicant is looking to create two additional vehicle storage areas: One on the Route 6 side of a wetlands system (20-25 cars maximum); A second vehicle parking area across a wetlands systems that bi-sects the property from east to west (115 cars based upon parking spaces as per the defined dimensions in the Brooklyn Zoning Regulations). Mr. Thibeault stated that he would suspect that they would have more than that back there because it is not a parking area, it is a vehicle storage area for the stock of their vehicles.
- Mr. Thibeault addressed changes made due to concerns from the last meeting:
Complying with the Town's updated drainage regulations - You have to infiltrate a certain amount of storm water based on the soil type of the property:

Mr. Thibeault explained that this property (especially in the rear) is comprised of very, very well-drained Hinckley sands and gravels which, therefore, require quite a bit of filtration in order to meet this requirement. Mr. Thibeault has discussed this with Ms. Roberson and with Syl Pauley, Town Engineer, and they came up with a design that does not quite meet the requirements for the two-year and five-year storms because we don't even generate enough storm water to meet those requirements. He said that what they are doing is infiltrating all of the storm water from those two

smaller storms and then, for the ten-year to 100-year storms, they are far in excess of the required storm water infiltration requirements. He said that this is what they needed to overcome with Mr. Pauley. Mr. Thibeault said that they did do some infiltration tests/test holes to verify the types of soils that are out there.

Selection of plantings to be used for screening on the northern property line:

Mr. Thibeault chose Moonglow Junipers (grow 16-20 feet high) and Leatherleaf Viburnum (grow 6-10 feet tall). One is an evergreen and the other is an evergreen deciduous tree. Ms. Roberson prefers more native species like white pine. Mr. Thibeault said that they have no objection if that is what the Commission prefers.

Lighting:

They are specifying lighting fixtures no higher than twelve feet high and are full cut-off lighting. Lighting to directed downward toward the parking lot.

Adjusted the Location of the Fence:

Mr. Thibeault explained that he, at the suggestion of Ms. Roberson, moved the fence inside of the plantings (reversed) so that the abutting property owners would see the plantings instead of the fence line.

Ms. Roberson expressed concern as to whether, or how well, the Commission Members were orientated to the site and the proposed plans. She displayed aerial photos (Google Earth), on-the-ground photos, and site plans (all included in packets to Commission Members) as she orientated the area and explained about the wetlands systems and the proposed plans. She explained why she recommends white pine for the plantings. She stated that it is the PC Zone and this is an appropriate use for the Zone. She explained that although there aren't many nearby residences, they have been enjoying a lot of privacy, so the landscaping is not only for aesthetics, it is also for buffering.

Ms. Roberson displayed the site plans and she indicated and explained the wetlands systems, the historic crossing which they have IWWC permission to cross, the proposed parking areas, water quality basin (native plants specified for this area), isolated wetland/crossing/narrow access drive. Mr. Thibeault commented that the isolated wetland is an old pit where someone, in the past, had taken gravel out of there, down to the water table, and that is why that wetland is there. Ms. Roberson stated agreement with Mr. Thibeault's specification of red maples for the center island area (which collects rainwater). She indicated the storm water infiltration basin which has been reviewed by the Review Engineer. Ms. Roberson referred to and read from Mr. Pauley's letter (dated November 13, 2020) in which he explains that his concerns were addressed and that no further review is required.

Ms. Roberson commented on how close the parking area is to the rear property line. The closest yard is approximately 50 feet and the closest house is approximately 100 feet. The fence is specified as eight-foot, chain link with privacy slats. Ms. Roberson recommends brown or redwood for the color of the slats. Ms. Roberson displayed photos of areas where buffering is important including the major wetland, isolated wetland, and the house near the access drive.

QUESTIONS FROM THE COMMISSION:

C. Kelleher asked about the lack of foliage on the lower part of the pine trees in the photos which enables viewing through them. Mr. Thibeault explained that he has that same concern with the pines and that is why he chose the species that he did because they provide that low-level screening. He said that he wouldn't have an issue with planting some pine trees as well. He commented that in the area that Ms. Kelleher was referring to, neighbors would not see the cars that would be parked there, but would potentially be able to see the fence. There was discussion about trees. Mr. Thibeault stated that either way or any combination is certainly fine with the Applicant.

Ms. Kelleher asked if there was any interest from the neighbors. Mr. Thibeault stated that several of the neighbors had attended the IWWC meeting.

There were no comments from the public pertaining to this public hearing.

Motion was made by C. Kelleher to close the public hearing for **SP 20-002** – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16' wide access drives to proposed new vehicle storage lots. Second by A. Tanner. No discussion. Roll Call Vote: E. Starks – yes; C. Sczuroski - no; A. Tanner – yes; C. Kelleher – yes; M. Sigfridson – yes. Motion carried (4-1-0).

d. Other Unfinished Business:

1. **SP 20-002** – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16' wide access drives to proposed new vehicle storage lots.

Motion was made by C. Kelleher to approve the Special Permit application of Vachon Brooklyn, LLC for construction of two new vehicle storage lots and 16' wide access drives at 512 Providence Road (Map 41, Lots 13A and 14), identified in the files of the Brooklyn Land Use Office as SP 20-002, in accordance with all final documents and testimony submitted with the application with the finding that the design is consistent with the Special Permit criteria including those specific to the Planned Commercial Zone with the following conditions:

1. The Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be printed on paper and submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by Commission Chairs shall be recorded along with the Special Permit in the office of the Town Clerk.
2. Prior to the commencement of any activity undertaken in accordance with this approval, the limit of disturbance shall be flagged in the field by a licensed land surveyor and such flags shall be posted high above grade on trees or on construction fence so as not to be disturbed by clearing activities. The limits of disturbance markings shall remain in place for the duration of the development activity and shall be replaced if disturbed. Additionally, property lines within 50' of the area of disturbance shall be flagged. All flagging as required by this approval shall be checked no less frequently than quarterly by the operator to ensure they are in place and shall be restored if disturbed or removed.
3. Prior to the commencement of any activity undertaken in accordance with this approval, erosion and sedimentation control measures as shown on the approved plans shall be installed to the satisfaction of the Land Use Office. The Land Use Office shall have the authority to direct that additional erosion and sedimentation control measures be installed if deemed necessary to maintain adequate protection from erosion and sedimentation.

Second by E. Starks. No discussion.

Roll Call Vote: C. Sczuroski - no; A. Tanner – yes; C. Kelleher – yes; E. Starks – yes; M. Sigfridson – yes. Motion carried (4-1-0).

2. **ZC 20-003** – Zone Boundary Change from RA to VC; Applicant: Ronald Sorel, Location: 94-102 Hartford Road, Approximately 4 acres on the north side of Hartford Road.

Motion was made by C. Kelleher to approve the zone boundary change (**ZC 20-003 – Zone Boundary Change from RA to VC, Applicant: Ronald Sorel, Location: 94-102 Hartford Road, Approximately 4 acres on the north side of Hartford Road**) 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 publication on the website.

Second by E. Starks. No discussion.

Roll Call Vote: A. Tanner – yes; C. Kelleher – yes; E. Starks – yes; C. Sczuroski - yes; M. Sigfridson – yes.

Motion carried unanimously (5-0-0).

Mr. Sorel asked if he can have the survey done now. Ms. Roberson explained the process.

VII. New Business

- a. **Applications: None.**
- b. **Other New Business: None.**

VIII. Reports of Officers and Committees:

- a. Staff Reports
ZEO Report (dated November 3, 2020) was included in packets to Commission Members.
ZEO, Margaret Washburn will attend the next meeting.

- b. Correspondence – None.

Ms. Roberson stated that, between meetings, she usually e-mails any correspondence to the Commission Members.

- c. Chairman's Report – None.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 7:38 p.m.

Respectfully submitted,

J. S. Perreault
Recording Secretary