

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Tuesday, March 15, 2022 6:30 p.m.**

**3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE**

<b>Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT</b> <b>Masks are optional for vaccinated individuals.</b>	
<b>Click link below:</b> <a href="https://us06web.zoom.us/j/84765564828">https://us06web.zoom.us/j/84765564828</a>	<b>Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a></b> <b>Enter meeting ID: 847 6556 4828</b>
<b>Dial: 1-646-558-8656</b> <b>Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting</b>	

**MINUTES**

- I. Call to Order** – Carlene Kelleher, Vice Chair, called the meeting to order at 6:33 p.m.
- II. Roll Call** – Carlene Kelleher, Allen Fitzgerald, Lisa Herring, Sara Deshaies, John Haefele (all present in person). Michelle Sigfridson (present via Zoom). J.R. Thayer and Seth Pember were absent.

**Staff Present (in person):** Jana Roberson, Director of Community Development; Austin Tanner, First Selectman (arrived at 6:35 p.m.).

**Also Present in Person:** Bruce Woodis, KWP Associates; J.S. Perreault, Recording Secretary.

**Present via Zoom:** Dan Sullivan, Brooklyn Self Storage, LLC.; Craig Dunlop; Bob.

**III. Seating of Alternates**

Motion was made by A. Fitzgerald to seat Lisa Herring and Sara Deshaies as Voting Members for this meeting (March 15, 2022).

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (4-0-0).

**IV. Adoption of Minutes:** Meeting March 2, 2022

Motion was made by A. Fitzgerald to approve the Minutes of the Regular Meeting of March 2, 2022, as presented.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (6-0-0).

**V. Public Commentary** – None.

**VI. Unfinished Business:**

**a. Reading of Legal Notices**

J. Roberson read aloud the Legal Notice for SP 22-001.

b. **New Public Hearings:**

1. **SP 22-001:** Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy.

Bruce Woodis, Surveyor with Archer and KWP Surveyors, represented the Applicant and gave an overview:

- He provided copies of the site plan to Commission Members (copies had also been included in packets).
- The Rimoczys are in the process of building a home for themselves on the property. Septic system is already installed and approved by the Health Department.
- They are proposing to build an accessory apartment above the garage. Mr. Woodis noted that this is permitted by special permit
- Mr. Woodis stated that the following were also included in packets to Commission Members: rudimentary floor plans/building plans; Health Department approval letter; IWWC approval letter.
- Mr. Woodis stated that the two abutting property owners were notified and he submitted the certified mail receipts to Ms. Roberson. Ms. Roberson noted that one is the Conservation District.

**QUESTIONS/COMMENTS FROM COMMISSION MEMBERS & STAFF:**

- **J. Haefe** asked Mr. Woodis if there had been any trouble with violations over the course of the construction. Mr. Woodis stated there had not been and that it has gone pretty smoothly so far.
- **J. Roberson** commented that she has documentation that the Applicant had been issued a special exception to the Public Health Code. Mr. Woodis explained that it is required to apply to the State when you hook two separate buildings into a single septic system. Ms. Roberson explained that the septic system was designed to accommodate the flows from two separate structures which allowed them to be granted this special exception. There was discussion.

There was no public comment.

Motion was made by A. Fitzgerald to close the public hearing for **SP 22-001:** Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy.

Second by J. Haefe. No discussion.

Motion carried unanimously by voice vote (6-0-0).

c. **Continued Public Hearings:**

1. **ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.

Dan Sullivan, Brooklyn Self Storage, LLC, was present via Zoom.

**QUESTIONS/COMMENTS FROM COMMISSION MEMBERS & STAFF:**

- **J. Roberson** explained that she had prepared a second draft (dated 3-10-2022) to include additional criteria as discussed by the Commission: Section 6.B.3.4 – Post Approval Modification.

- **C. Kelleher** voiced concern that the draft language did not address the renovation of an existing building that had already been approved for use.
- **J Haefele** stated, for the record, that he had reviewed the Minutes from the previous meeting (March 2, 2022) which he did not attend. Mr. Haefele voiced concern that the draft language did not address doing a renovation and changing the character of the building.

Ms. Roberson agreed that the two concerns raised were not addressed in the draft and suggested that “or renovation” be added. There was discussion and the Commission Members agreed upon the following language:

#### 6.B.3.4 - POST APPROVAL MODIFICATION

1. An approved Special Permit for Adaptive Reuse of an Agricultural Building may be amended or modified in accordance with Sec. 9.D.8.6.
2. Such amendment or modification may include the replacement and/or renovation of an agricultural building(s) existing on February 7, 2002, provided such replacement building:
  - a. has the same or smaller footprint as the building being replaced and/or renovated;
  - b. has the same or smaller building mass (height, width, and depth) as the building being replaced and/or renovated;
  - c. has the same number of stories or fewer stories as the building being replaced and/or renovated; and
  - d. is of similar architectural style as the building being replaced and/or renovated or is similar to the architectural style of other agricultural buildings in the vicinity, as determined by the Commission.

Mr. Woodis was provided a copy of the draft language (it had been sent to Mr. Archer). Ms. Roberson stated that the revised draft language would have the date of March 15, 2022.

Dan Sullivan stated that it seems reasonable.

There was no public comment.

Motion was made by A. Fitzgerald to close the public hearing for **ZRC 21-003: Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.**  
 Second by S. Deshaies. No discussion.  
 Motion carried unanimously by voice vote (6-0-0).

#### d. **Other Unfinished Business:**

1. **GBR 21-004: Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor’s Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy.**

Ms. Roberson explained that the survey had been received. Margaret Washburn had done the site inspection, said that everything is in order (bond is still in place, insurance info was submitted) and sent Mr. Sansoucy a letter stating that he would need to restart the process in 2024 for the IWWC. Ms. Roberson stated that it may be for the PZC also (under the new Regulations).

Motion was made by A. Fitzgerald to renew **GBR 21-004**: Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor's Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy, for an additional two years the existing Gravel Special Permit originally issued in 2014. The next permit renewal date is January 8, 2024. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by S. Deshaies.

There was discussion regarding how Mr. Sansoucy runs a professional operation and that he is nice to work with. Ms. Roberson commented that they produce a lot of waste rot because they sell a really high-end product, however, they have started selling it (intermediate and modified riprap).

Motion carried unanimously by voice vote (6-0-0).

2. **ZRC 21-003**: Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.

Motion was made by A. Fitzgerald to approve **ZRC 21-003**: Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3, Applicant: Brooklyn Self Storage, LLC, as revised on 3-15-2022, to amend portions of Sec. 6.B.3 of the Zoning Regulations concerning Adaptive Reuse of an Agricultural Building with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

Second by J. Haefele.

There was discussion regarding the date of publication. Ms. Roberson explained about the appeals period. Motion carried unanimously by voice vote (6-0-0).

3. **SP 22-001**: Special Permit for Accessory Apartment at 190 Wolf Den Rd., Applicant: JP Rimoczy.

Motion was made by A. Fitzgerald to approve the Special Permit application of JP Rimoczy for an Accessory Apartment within the detached garage at 190 Wolf Den Road, identified in the files of the Brooklyn Land Use Office as SP 22-001, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.C.2. of the Zoning Regulations and is consistent with the Special Permit criteria outlined in Sec. 9.D.5 of the Zoning Regulations. Such approval includes the following conditions:

1. The Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be 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 the Commission Chair shall be recorded along with the Record of Special Permit in the office of the Town Clerk.

Second by S. Deshaies. No discussion.

Motion carried unanimously by voice vote (6-0-0).

## **VII. New Business:**

### **a. Applications:**

1. **ZRC 22-001**: Request to change Zoning Regulations Sec. 4.C.2.5. to add self-storage facilities as a permitted use in the Restricted Business Zone, Applicant: Core Holdings, LLC.

Motion was made by J. Haefele to schedule the public hearing for ZRC 22-001: Request to change Zoning Regulations Sec. 4.C.2.5. to add self-storage facilities as a permitted use in the Restricted Business Zone, Applicant: Core Holdings, LLC for the regular meeting of the Planning and Zoning Commission to be held on April 19, 2022 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by L. Herring. No discussion.

Motion carried unanimously (6-0-0).

b. **Other New Business:** None.

**VIII. Reports of Officers and Committees**

Ms. Roberson commented that the full results of the Affordable Housing Public Input Survey had been e-mailed and are also available on the website. She is still working on the Draft Affordable Housing Plan and will provide a preliminary draft to Commission Members by Friday (3-18-2022). She explained the gap analysis developed by NECCOG.

Chair, M. Sigfridson did not have anything to report.

**IX. Public Commentary – None.**

**X. Adjourn**

C. Kelleher adjourned the meeting at 7:12 p.m.

Respectfully submitted,

J.S. Perreault  
Recording Secretary