

ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

The Brooklyn Zoning Board of Appeals Commission will hold a regularly scheduled meeting on Tuesday March 5, 2024, at 6:30 p.m. at the Clifford B. Green Memorial Meeting Center, 69 South Main Street, Brooklyn, CT on the following:

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

In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT		
Online: Click link below: https://us06web.zoom.us/j/84340680550	OR	Go to Zoom.us , click Sign In On the top right, click Join a Meeting Enter meeting ID: 843 4068 0550 Enter meeting password:
Phone: Dial 1 646 558 8656 US Toll Enter meeting number: 843 4068 0550 Enter meeting password: You can bypass attendee number by pressing #		

Call to Order:

Seating of Alternates:

Approval of Minutes: Regular Meeting Minutes February 6, 2024.

Election of Officers:

Public Hearing:

Reading of legal notice:

- 1. ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66, 0.38 Acres, R-10 Zone:** Requesting a variance of section 3.A.5.2.1 of the Zoning Regulations to reduce the minimum front yard setback from 35 feet to 15.6 feet to construct a 10-foot x 16-foot front porch.

Public Hearing Closes

Unfinished Business:

- 1. ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66, 0.38 Acres, R-10 Zone:** Requesting a variance of section 3.A.5.2.1 of the Zoning Regulations to reduce the minimum front yard setback from 35 feet to 15.6 feet to construct a 10-foot x 16-foot front porch.

New Application Received: None.

Other Business:

Public Act 23-173 has a distinct provision, effective as of October 1, 2023: Section 3 amends CGS § 8-4c to require members of planning commissions, zoning commissions, and zoning boards of appeal to complete a training program only once every four years after initial training, or once during every term if the member's term of office is longer than four years, and it excuses from the training requirement any member who is either (i) a licensed Connecticut attorney-at-law with four or more years of experience on any such commission or board, or (ii) a land use enforcement officer.

Communications:

1. Budget Update.

Adjourn

Bruce Parsons, Chairman

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
February 6, 2024**

The Brooklyn Zoning Board of Appeals held a regular meeting on Tuesday February 6, 2024, at 6:30 p.m. at the Clifford B. Green Memorial Meeting Center, 69 South Main Street, Brooklyn, CT in person as well as virtually via ZOOM on the following:

Members Present: Bruce Parsons, Janet Booth, Richard Oliverson, William Macnamara.

Members Absent: With notice: Adam Brindamour.

Staff Present: Terry Mahanna, Recording Secretary, Margaret Washburn, Zoning Enforcement Officer.

Also Present: Via Zoom: Applicants Matt & Mariette Sheldon.

Call to Order: The meeting was called to order at 6:30 p.m.

Seating of Alternates: None.

Public Commentary: None.

Approval of Minutes: William Macnamara indicated his name had been misspelled on the November 27, 2023 Meeting Minutes, and asked that it be corrected there as well as on his nameplate. Terry Mahanna indicated the corrections will be made to reflect the proper spelling as 'Macnamara'.

A **motion** to approve the Regular Meeting Minutes from November 27, 2023, with the noted name correction, was made by Mr. Macnamara and seconded by Richard Oliverson. Motion passed unanimously by vote 4-0-0.

Election of Officers: Janet Booth made a **motion** to nominate Adam Brindamour as Vice Chairman. Mr. Brindamour was not present but had previously indicated he would serve should he be nominated. The motion was seconded by Mr. Oliverson. The motion passed by a majority vote 3-0-1.

Bruce Parsons indicated that he is unable to attend Tuesday meetings if another Commission member would like to take over the position of Chairman. No Commission members expressed interest. A **motion** was made by Mr. Macnamara to nominate Mr. Parsons as Chairman. The motion was seconded by Ms. Booth. Motion passed unanimously by vote 4-0-0.

Public Hearing: None

Unfinished Business: None

New Application Received: ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66, 0.38 Acres, R-10 Zone: Requesting a variance of section 3.A.5.2.1 of the Zoning Regulations to reduce the minimum front yard setback from 35 feet to 15.6 feet to construct a 10-foot x 16-foot front porch.

The Commission agreed to schedule a Public Hearing for March 5, 2024, at 6:30 pm at the Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT.

Other Business: None

Communications:

Budget Update – Margaret Washburn provided a copy of the budget report for January 2024 which was reviewed by the Commission.

Adjourn: Meeting closed at 6:50 pm **motioned** by Richard Oliverson and seconded by Janet Booth. Motion passed unanimously by vote 4-0-0.

Terry Mahanna, Recording Secretary

BROOKLYN ZONING BOARD OF APPEALS
APPLICATION FORM

\$ 200⁰⁰
\$ 60⁰⁰
\$ 150⁰⁰
\$ 410⁰⁰

FEE: \$250.00 / STATE FEE: \$60 / PUBLICATION FEE: \$150 CHECK# 1004

APPLICATION # 24-001 DATE SUBMITTED 1/9/24

APPLICANT: Matt and Mariette Sheldon

MAILING ADDRESS: 15 Hamilton Avenue Brooklyn, CT 06234

PROPERTY OWNER: (if different) same

MAILING ADDRESS: same

PROPERTY LOCATION: 15 Hamilton Avenue Brooklyn, CT 06234

MAP: 46 LOT: 66 ACRES: 0.38

ZONE: (R-10) R-30 RA VC R-10 NB PC RB MMU I (circle one)

Is Property within 500' of a municipal boundary? No.

Application is submitted for approval of the following (check all that apply):

☒ Variance of the Zoning Regulations, Section(s) 3.A.5.2.1

The variance being requested is asking for a reduction of the front setback from 35' to 15.6

☐ Appeal of an order, requirement or decision of the ZEO under Sec. 9.G.1. of the Brooklyn Zoning Regulations.

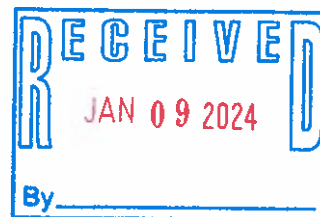
☐ Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

Addition of a front porch at the front entrance of the home along exisiting walkway, ~16'x10'

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land. **HARDSHIP** - As recognized by the law:

- (1) When a property cannot be used in a manner permitted in the zone in which that property is located due to its unique shape, topography, or other inherent condition.
- (2) Being too small or too narrow is not a legal hardship unless it restricts the property from being put to a reasonable permitted use.



- (3) A hardship must be unique to the property, in that it is a characteristic that is not exhibited by other properties in the area or in the zone, and one that makes it appropriate for special treatment.
- (4) A hardship must not be merely financial, which is personal and not inherent in the property itself, nor is the personal hardship of the owner, such as age or family condition, a legal hardship.
- (5) A hardship must not have been created by the owner or the predecessor in title, such as by dividing a parcel to create lots which cannot support the desired use; by creating a topographic condition by excavation, fill, or other measures which render the property unusable for its highest use without a variance; or by building a structure which, for whatever reason, violates a current zoning regulation.

Please see attached letter.

The following information must accompany each application at the time of submittal:

1. A plot plan prepared as determined by the ZBA, either:
 - by a licensed land surveyor, to A-2 survey standard OR
 - not an A2 survey but sufficiently accurate to allow the members to reach an informed decision.
2. Check payable to the Town of Brooklyn.
3. If the proposed activity is located within a Drinking Water Supply Aquifer Area (see attached map) then the Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

NOTE:

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and Fire Marshal to determine if other permits are required.
- See Sec. 9.G.1. of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- Posting of the property with signs and notifying abutters 15 days prior to hearings for variances is not required but may be done voluntarily in the interest of transparency.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

**SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, 69 SOUTH MAIN STREET,
SUITE 23 BROOKLYN, CT 06234.**

The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.

	<u>11/9/24</u>	<u>Same</u>	<u>11/9/24</u>
Applicant	Date	Property Owner	Date

Rev. 10/18/23

Page 2 of 2

Matt and Mariette Sheldon
15 Hamilton Avenue
Brooklyn, CT 06234

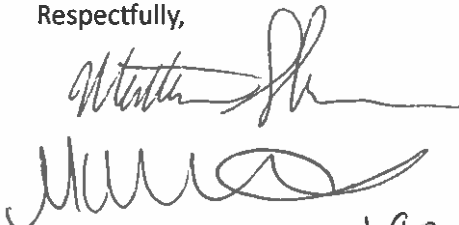
1/09/2024

To Whom This May Concern,

We are looking to build a porch on the front of our house within the town minimum setback for front yards. The Porch is planned to be built between the picture window and just after the first bedroom window (~16 feet along the house) and also ~10 feet from the house, with the intention that it only extends to join the existing walkway. With that said, we are looking to have the variance reduced from 35 feet down to 15.4 feet; which is still more remaining space than many other properties in the area currently have.

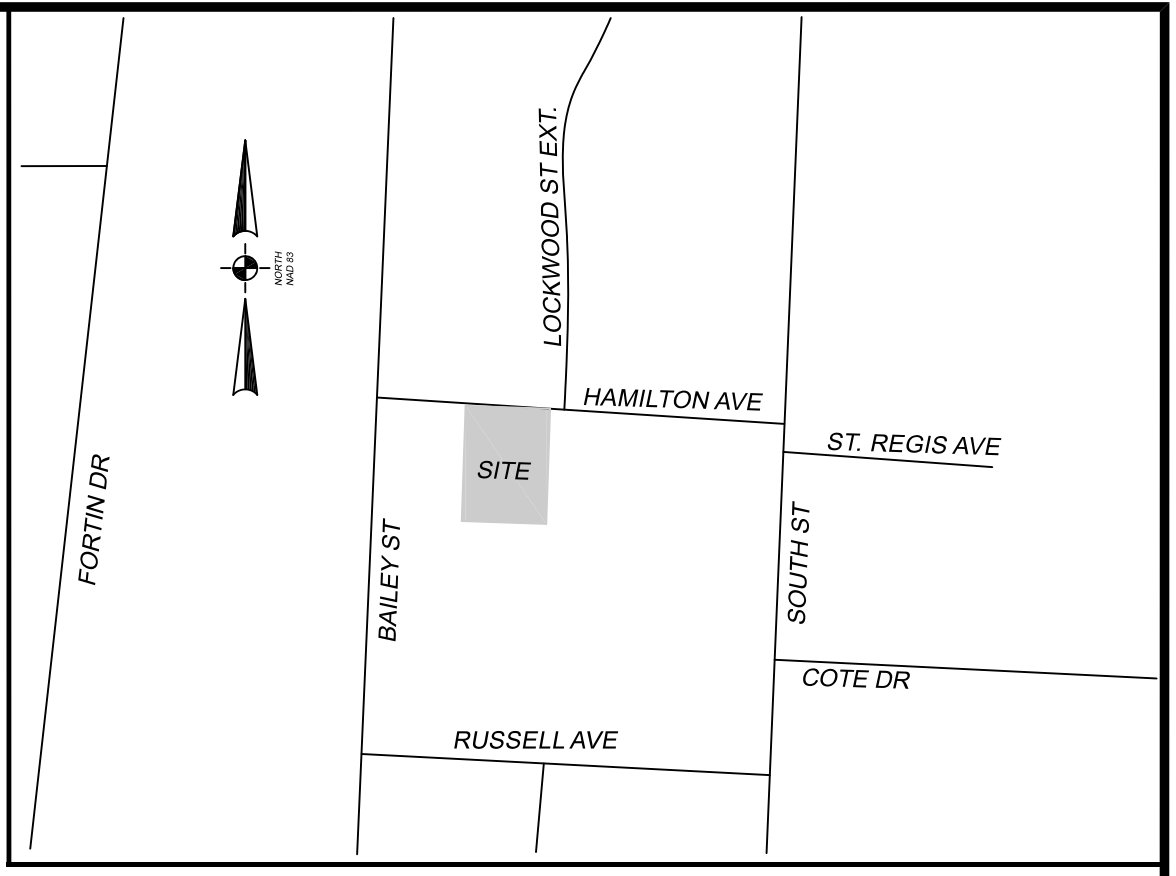
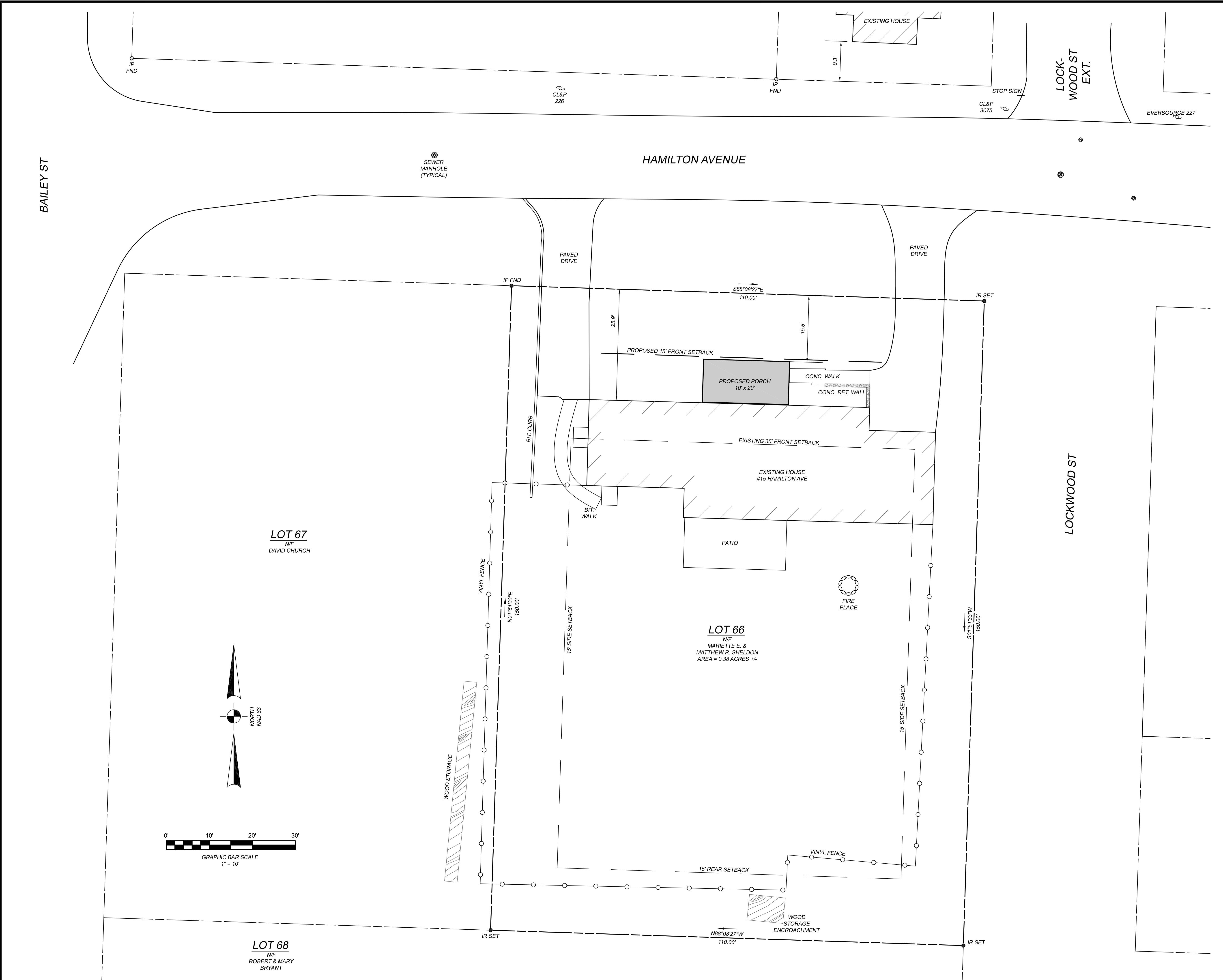
To support this, I would assert that much of this neighborhood was first built prior to any regulatory zoning requirements were in place, and thus, all properties and their home footprints are non-conforming. Recognizing hardship condition 3, most properties within the area have a front porch, with their respective front porches, home, or both fall within the R-10 setback. Those that fall within this parameter are also ~15 feet or less from the edge of the visible road, figuring their properties are even more non-conforming of what we are looking to construct.

Respectfully,



1.9.2024

Matt and Mariette Sheldon



LOCATION MAP
1" = 250'

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY

HORIZONTAL ACCURACY: CLASS A-2

PURPOSE: TO APPLY FOR A VARIANCE TO REDUCE THE FRONT SETBACK FROM 35' TO 15'; A REDUCTION OF 20 FEET

REFERENCE PLANS:
(A) MAP OF HOUSE LOTS ON FAIRVIEW, BROOKLYN, CONN. PREPARED BY W.K. PIKE, C.E. SCALED 1" = 50'. DATED IN 1903. ON FILE WITH THE TOWN CLERK'S OFFICE.
(B) BROOKLYN HEIGHTS, BROOKLYN, CONN. PREPARED FOR S.A. MOODY REALTY CO. DATED APRIL 14, 1914. SCALED 1" = 50'. PREPARED BY F.T. WESTCOTT, ENG'R. ON FILE WITH THE TOWN CLERK'S OFFICE IN MAP BOOK 2 PAGE 69.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNIS R. BLANCHETTE DATE 12/07 LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
© 2023 J&D CIVIL ENGINEERS, LLC

PROPERTY OWNER: MATTHEW R. SHELDON

REFERENCE DEED: BROOKLYN LAND RECORDS VOL. 712 PG. 169

ASSESSORS REFERENCE: MAP 46 LOT 66

ZONING INFORMATION:
ZONE: R-10
MINIMUM LOT AREA: 10,000 S.F.
MINIMUM FRONTAGE: 75'
MINIMUM FRONT YARD: 35'
MINIMUM SIDE YARD: 15'
MINIMUM REAR YARD: 15'

LEGEND	
●	IRON ROD OR DRILL HOLE TO BE SET
○	EXISTING IRON ROD OR DRILL HOLE
---	EXISTING PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	BUILDING SETBACK

PLAN FOR VARIANCE TO FRONT SETBACK

PREPARED FOR

MATTHEW R. SHELDON

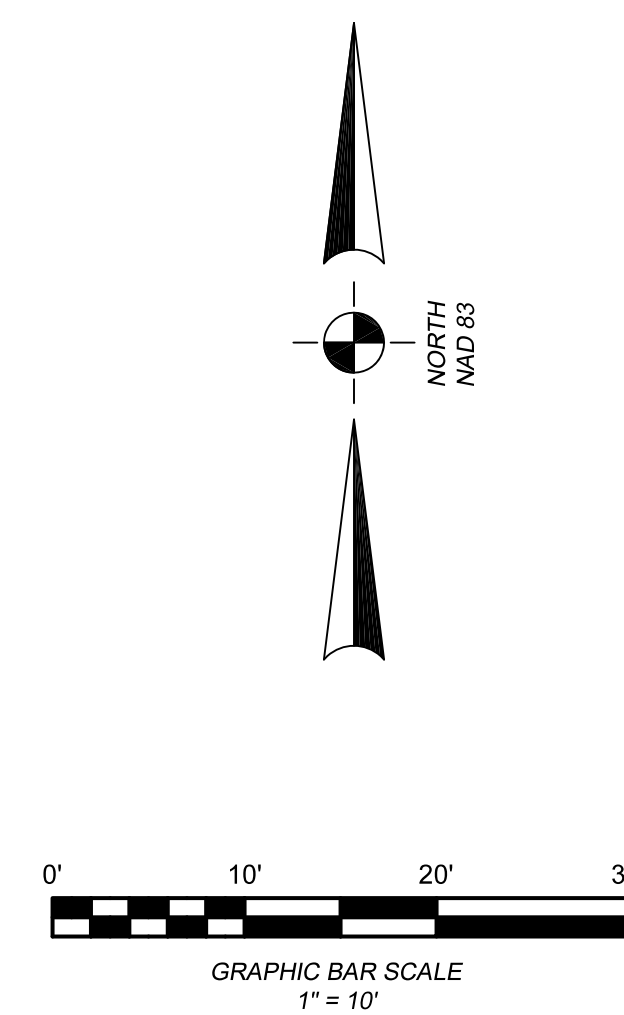
15 HAMILTON AVE, BROOKLYN, CT

MAP 46 LOT 66

J&D CIVIL ENGINEERS, LLC

401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: APS CHECKED: JAB	REVISIONS:
JOB NO: 23240 SCALE: 1" = 10'	DATE: JANUARY 3, 2024 SHEET: 1 OF 1



Public Water Supply Watershed or Aquifer Area
Project Notification Form

Requirement:

All applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals, or Inland Wetlands Agency for any project located within a public water supply aquifer or watershed area are required by Section 8-3i and Sec. 22a-42 of the CT General Statutes to notify Connecticut Water Company of the proposed project by certified mail not later than 7 days after the date of the application. The notice should be sent to: Jessica Demar, Environmental & Regulatory Compliance Coordinator, Connecticut Water Company, 93 West Main Street, Clinton, CT 06413 by Certified Mail, Return Receipt.

General Information:

1. Location map of the project site (please show enough information to locate site).
2. Site plans, including soil erosion and sediment control plan, which have been submitted to the town commission for review.
3. Project address 15 Hamilton Ave. Brooklyn, CT
4. Total acreage of project site 0.38 acres
5. Existing land use Residential
6. Description of proposed project construct 16'x10'
front porch
7. Acreage of area to be disturbed including structures, additions, paving, and soil disturbance 160 sq. ft.
8. Type of sanitary system (circle one): septic system / public sewer / none
9. Number of existing or proposed floor drains and their point of discharge e.g. sanitary sewer, holding tank, or ground none
10. Water accessed by (circle one): private well / public water / none
If other, please specify _____

11. Distance of site disturbance to nearest watercourse or wetland N/A

12. Brief description of **existing and proposed** stormwater management system, including roof drainage, paved areas etc., and discharge points e.g. municipal sewers, drywells, streams, vegetated areas, detention basins etc. _____

Existing and proposed roof drains
will continue to discharge to
existing lawn for recharge of aquifer.

13. Type of heat for facility oil furnace for house, porch unheated

14. List of **existing and proposed** underground or above-ground storage tanks including age, capacity and contents _____

none

15. List of potentially harmful chemicals stored or used on property (**existing and proposed**) and typical onsite volumes, including but not limited to petroleum products, lubricants, solvents, detergents and pesticides _____

none

16. Describe any wastes generated and their means of disposal _____

not applicable

17. Date application will be heard by Planning and Zoning Commission none

18. Date application will be heard by Zoning Board of Appeals 3/5/24

19. Date application will be heard by Inland Wetlands Commission none

20. Name, address and telephone number of contact person for the project: 860-942-2879

Matf and Mariette Sheldon 15 Hamilton Ave, Brooklyn

Margaret Washburn Margaret Washburn/9/24 CT 06234

Name of person completing form

Signature

Date



DANIELSON
70 WATER ST
DANIELSON, CT 06239-9998
(800) 275-8777

01/11/2024

04:56 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail® 1			\$1.83
Large Envelope			

Clinton, CT 06413

Weight: 0 lb 2.50 oz

Estimated Delivery Date

Sat 01/13/2024

Certified Mail®

Tracking #:

70222410000146994223

Return Receipt

Tracking #:

9590 9402 2163 6193 6967 47

Total \$9.73

Grand Total: \$9.73

Cash \$10.00

Change -\$0.27

Text your tracking number to 8777 (USPS)

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com.

CLinton, CT 06413 OFFICIAL USE

Certified Mail Fee 14.35

0239 47

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ 2.55

☐ Return Receipt (electronic) \$ 10.00

☐ Certified Mail Restricted Delivery \$ 10.00

☐ Adult Signature Required \$ 40.00

☐ Adult Signature Restricted Delivery \$

Postage \$1.83

Total Postage and Fees \$9.73

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Tracking #:

70222410000146994223

Return Receipt

Tracking #:

9590 9402 2163 6193 6967 47

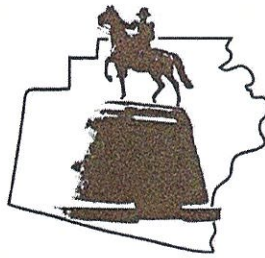
Total \$9.73

Grand Total: \$9.73

Cash \$10.00

Change -\$0.27

Text your tracking number to 8777 (USPS)



Brooklyn Land Use Department

69 South Main Street
Brooklyn CT 06234
(860) 779-3411 x 31

Inland Wetlands_____

Zoning Enforcement ☒

Blight Enforcement_____

SITE INSPECTION NUMBER

1 2 3 4 5

15 Hamilton Avenue

Address

1/17/24

Date

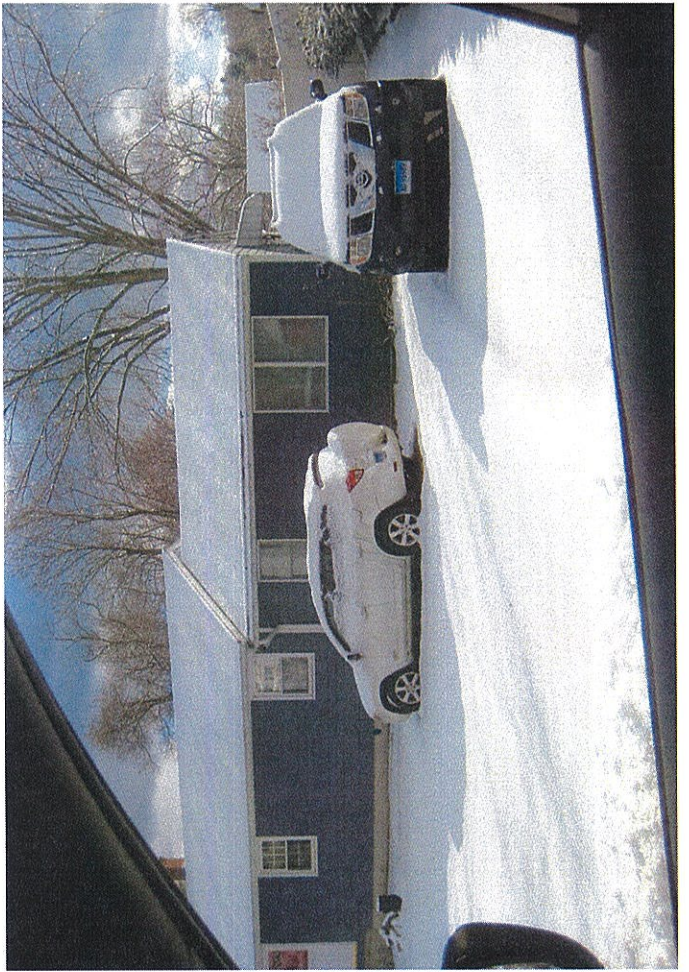
I inspected for an application for
a variance from the ZBA.
Photos were taken from the street.
There are no zoning issues.

Recommend approval.

Commission Representative

M. Washburn

Owner or Authorized Signature



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6019 BROOKLYN, CT VISION				
SULLIVAN MARIETTE E & SHELDON MATTHEW R 15 HAMILTON AVE BROOKLYN CT 06234		1 Level	2 Public Water	1 Paved	3 Rural	Description	Code	Appraised	Assessed									
		4 Rolling	3 Public Sewer			RES LAND	1-1	30,700	21,500									
		SUPPLEMENTAL DATA		RES EXCES	1-2	500	400											
		Alt Prcl ID 46/066 OVERLAY		490 PEN DEV RIGH SUBDIV. BROOKLYN HEIG SURVEY # 2/70 DEV LOT Census # 9051		DWELLING	1-3	140,300	98,200									
		FIRE DIST E SEWER 04/11/79				Total		171,500	120,100									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SULLIVAN MARIETTE E & MONDOR ROBERT MONDOR THERESA M (LU) MONDOR JOSEPH & THERESA M		0622	0304	02-15-2019	Q	I	186,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		0622	0302	02-15-2019	U	I	0	29	2020	1-1	21,500	2019	1-1	26,200	2018	1-1	26,200	
		0401	0313	11-15-2006			0			1-2	400		1-2	300		1-2	300	
		0045	0189	05-21-1968	U	I	0			1-3	98,200		1-3	87,200		1-3	87,200	
								Total		120100	Total	113700	Total	113700				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount										Comm Int	
									APPRAISED VALUE SUMMARY									
Total			0.00															
ASSESSING NEIGHBORHOOD									Appraised Bldg. Value (Card) 137,300 Appraised Xf (B) Value (Bldg) 3,000 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 31,200 Special Land Value 0 Total Appraised Parcel Value 171,500 Valuation Method C									
Nbhd		Nbhd Name		B		Tracing		Batch										
0001								2015										
NOTES									Total Appraised Parcel Value 171,500									
GREEN INLAW APT; RADIANT HEAT COMBINED FAM/KIT ONLY SINK IN 20X22 2015 2019 DTD INT																		
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
3240	04-25-1994	RF	Roofing	2,000		100	10-01-1994	STRIP & REROOF	06-23-2020	MM			13	Field Review				
412	06-30-1981	AD	Addition	15,000		100	10-08-1981	20 X 23 ADDITION/BATH/LIVI	06-15-2020	KN			58	Data mailer no chge				
									03-07-2019	MS			47	Change Legal Owner				
									05-07-2015	DM			58	Data mailer no chge				
									03-04-2015	SS			00	Measure+Listed				
									01-06-2015	SS			02	Measure+2Visit				
									12-17-2014	SS			01	Measure+1Visit				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1070	SFR w/INLAW	R10			0.230	AC 36,000	3.70772	5	1.00	0040	1.000		1.0000		30,700		
1	1070	SFR w/INLAW				0.150	AC 3,600	1.00000	0	1.00		1.000		1.0000		500		
Total Card Land Units						0.380	AC	Parcel Total Land Area						0.3800	Total Land Value			31,200



neccog

Neccog GIS Site



Legend

- Town
- Buildings 2012
- Parcels

Notes

15 Hamilton satellite image

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SENDER: COMPLETE THIS SECTION

- ☐ Complete items 1, 2, and 3.
- ☐ Print your name and address on the reverse so that we can return the card to you.
- ☐ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMPAGNIE
93 WEST MAIN ST
CHICAGO, IL 60613

9590 9402 2163 6193 6967 47

2. Article Number (Transfer from service label)

7022 2410 0001 4699 4223

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☐ Agent ☐ Addressee
- ☒ Received by (Printed Name) RECEIVED
- C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
- If YES, enter delivery address below:

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ d Mail
- ☐ d Mail Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Town of Brooklyn

ZBA 2023-2024

Fiscal Year: 2023-2024

From Date: 2/1/2024

To Date: 2/29/2024

☐ Include pre encumbrance

☒ Print accounts with zero balance

☒ Filter Encumbrance Detail by Date Range

☐ Exclude inactive accounts with zero balance

Account Number	Description	Budget	Adjustments	GL Budget	Current	YTD	Balance	Encumbrance	Budget Bal	% Rem
1005.41.4155.51900	ZBA-Wages-Recording Secretary	\$600.00	\$0.00	\$600.00	\$37.50	\$112.50	\$487.50	\$0.00	\$487.50	81.25%

Transaction Detail (Standard)

Reference Number	Requisition Number	PO/Ship Number	Description	Name	Journal	Amount
0	0	0	Recording Secretary	Mahanna, Theresa C	Payroll	\$37.50
Detail Total:						\$37.50

1005.41.4155.53020	ZBA-Legal Fees	\$1,750.00	\$0.00	\$1,750.00	\$8.00	\$2,027.95	(\$277.95)	\$0.00	(\$277.95)	-15.88%
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Transaction Detail (Standard)

Reference Number	Requisition Number	PO/Ship Number	Description	Name	Journal	Amount
Zoning Lien 6/2023	0	0	AP POSTING	State of CT Superior Court	Accounts Payable	\$8.00
Detail Total:						\$8.00

1005.41.4155.53220	ZBA-Training	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$80.00	\$1,920.00	\$0.00	\$1,920.00	96.00%
1005.41.4155.53400	ZBA-Professional Services	\$250.00	\$0.00	\$250.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	100.00%
1005.41.4155.55400	ZBA-Advertising & Legal Notices	\$250.00	\$0.00	\$250.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	100.00%
1005.41.4155.55500	ZBA-Printing & Publications	\$60.00	\$0.00	\$60.00	\$0.00	\$130.50	(\$70.50)	\$94.00	(\$164.50)	-274.17%

Encumbrance Detail (Standard)

Reference Number	Requisition Number	PO/Ship Number	Description	Name	Journal	Amount
0	1058	20240957		Shoppers-Turnpike Corp.		\$94.00
Detail Total:						\$94.00

Grand Total:		\$4,910.00	\$0.00	\$4,910.00	\$45.50	\$2,350.95	\$2,559.05	\$94.00	\$2,465.05	50.20%
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End of Report



1 Quassett Rd. Pomfret, CT 06258

Looking to Hire and Train Assemblers and Production Support Technicians

FTI has several openings for motivated individuals to join our manufacturing team for full time 1st shift employment at our bright, clean, and climate-controlled Pomfret facility.

We offer excellent training, a culture that appreciates family driven values, cooperation and teamwork.

Our Benefits include paid breaks, paid life and disability insurances, paid holiday, sick and vacation time as well as co-pay medical. Supplemental plans including dental, vision and cancer are also available. We also offer an excellent 401k plan.

We Require basic computer skills, manual dexterity, visual acuity and attention to detail. Sitting or standing for up to 3 hours at a time is required.

**Applications accepted at our location at
1 Quassett Road, Pomfret, CT between the
hours of 9:00am-4:00pm**

Fiberoptics Technology Inc. is an equal opportunity employer. Qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin, sexual orientation, gender identity, disability or protected veteran status.

SISTERS LLC

is currently hiring

Direct Support Professionals

to work at the
Day Program Setting
as well as with
individualized families

Part time and Full time offered

Rate: \$17.25-\$17.50

Must have at least
1 year of experience

Apply in person at
144 Plainfield Pike,
Plainfield, CT 06374
(860) 564-0100

ST

WANTED: Jeep Wranglers in ANY YEAR/CONDITION! Rotted, rusty, running or not, no keys, lost title, for parts or repair. **WE WILL BUY!** Cash and towed away. Servicing all of New England. Call/text 401-215-4743 **YST009-20*TF**

I HAVE A TRUCK, TRAILER AND STRONG FRIENDS! Do you need something Picked Up? Delivered? Moved? Store pick-ups, furniture delivery, moving day, bulky item dump run? Give me a call 860-233-9944 **ST012-13*TF**

MINI EXCAVATOR FOR HIRE: Dig holes, trenches, whatever. Good in tight places. 40+ years experience. \$125 to get there. \$125 hr. till job is complete. Ask for Ric 860-822-3155 **YST001-01-25**

CHAKRA HYPNOTHERAPY HEALING WORKSHOP to be held at Marie's Center on Tuesdays 7:20-8:30pm for 3 weeks starting March 12th until March 26th. Learn about the Chakra system, The Elevator meditation, Release unwanted energy blocks. Bring a notebook, pen, blanket & pillow. Call 860-564-7760 to register or for more info. **YST003-06**

SEAMLESS GUTTERS: 5" regular and 6" high capacity gutters. Guttersglove Gutter Guards guaranteed not to clog. Stop Ice Dams! With our heated gutter guards. 860-929-5200 **AmeriGutter.com ST0TF**

PROACTIVE COMPUTER SERVICES: 609 Putnam Pike, Dayville, CT. Rates are NOW sixty dollars per hour. Fully equipped mobile service, serving the area since 2005. 860-821-0580, 401-647-7702 **ST0TF**

CORDWOOD: Cut, split to your specification. Seasoned hardwood mostly oak, delivered. \$220.00 per cord. Call anytime at 860-230-7699. If no answer, please leave message. We'll call back. **ST002-07*TF**

BOILER/FURNACE CLEANING & TUNEUP: Boiler installation, complete full service, repairs on any brand, oil or gas. Residential or commercial. 40 years' experience. Fully licensed and insured. 860-884-6110 **YST**



Fish Fridays

March 1, 8, 15, 22, 29, 2024
4:30 - 6:30pm

Order in Baked or Fried Fish, Potato, Coleslaw

or Take-out  Meal \$16.00

Limited Number of Meals
We reserve dinner until 6:00pm (860) 929-5200
Visit us at www.fishfridays.com or 860-929-5200
or Scan QR Code to order food



TOWN OF BROOKLYN

ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE

The Brooklyn Zoning Board of Appeals will hold a public hearing on Tuesday, March 5, 2024 at 8:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT, in-person and virtually via Zoom, on the following application:
ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66, 0.38 Acres, R-10 Zone: Requesting a variance of section 3.A.5.2.1 of the Zoning Regulations to reduce the minimum front yard setback from 35 feet to 15.8 feet to construct a 10-foot x 16-foot front porch.

Interested persons may appear and be heard. Written communications will be accepted. A copy of the application is available on the Town of Brooklyn website and at the Land Use office. Zoom meeting information will be included on the Agenda.

Bruce Parsons, Chairman, Zoning Board of Appeals

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IS YOUR HOME READY FOR A FACE LIFT?



Richard C. McNamee
Lic. # 063809

Standard Size Bathroom

BEFORE



AFTER



Kitchens

BEFORE



AFTER



Design & Build • Call for Consultation
25 Years Experience • A+ Rated with BBB
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Email: TotalRemodeler@aol.com

Comeau's Auto Sales LLC

860-564-4460 • 860-564-8764
284 Norwich Rd • Plainfield, CT 06374

Hours: Mon-Fri 8:30-3PM or by Appt. • Closed for lunch daily 11:45-12:30

- 2008 Dodge Caliber - 4 Cyl., 121k.....\$4,295
- 2010 Hyundai Sonata - V6., 114k.....\$4,495
- 2008 Ford Taurus - AWD, V 6, 117k.....\$7,295
- 2011 Honda Fit - 4 Cyl., 119k.....\$7,595
- 2012 Nissan Rogue - AWD, 4 Cyl., 120k.....\$8,295

(All vehicles have passed emissions and have
no check engine lights)

**TOWING: Flatbed or Wheel Lift,
GENERAL MECHANIC WORK,
BRAKES AND EXHAUST WORK,
FRAME AND UNIBODY REPAIR
Labor Rate: \$85.00 per hour
NO HIDDEN COSTS**

TOWN OF STERLING Immediate Opening

The Town of Sterling is seeking qualified candidates for the position of
Assistant Town Clerk/Assistant Revenue Collector
15-20 hours per week. Qualified individuals are to submit their application to the
Town of Sterling, P.O. Box 157, Oneco, CT 06373, Attention Mr. Lincoln Cooper.
A complete job description is available on our website.

The Town of Sterling is an Equal Opportunity Employer

FOR SALE: 2 - Harley Davidson
3-wheel golf carts not running
need work. Asking \$500 for both
Troybilt Rototiller needs to be put
back together. Asking \$100. Call
860-774-4469 VST002-21

FOR SALE: Generac 6.5-8.25HP
Portable Generator, 4 years old,
excellent cond. Front window
needs work \$500 OBO. 860-779-
7887 VST002-21

RETIRED CARPENTER, 25+ years
experience. Looking to do small
jobs, quality work with reasonable
prices. 860-444-6248 call Kevin
VST002-21

FOR SALE: 8 foot snow plow.
\$125, 300 records, horse rock \$75.
860-908-1787 VST002-200

INDUSTRIAL SEWING MA-
CHINES. Tony Luberto. Moosup,
CT 406-334-1346 VTB04-100

LIGHT EXCAVATION WORK. We
dig small jobs. 860-649-6292
870-12-13-170

BOXER PUPPIES: Male & Female
Fawn & Brindle. Please call or text
Tom 860-230-0666 \$1600. VST0

4 G's Restaurant & Pizza

Corner of 101 & Maple St. • Dayville, CT

Lent Special: \$15.99

Baked or Fried Fish
Every Friday through Lent



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Daily Specials and Live Entertainment Updates!

(860) 779-3659

TOWN OF BROOKLYN ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE

The Brooklyn Zoning Board of Appeals will hold a public hearing on Tuesday,
March 5, 2024 at 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main
Street, Brooklyn, CT, in-person and virtually via Zoom, on the following application:
ZBA 24-001 Matt & Mariette Sheldon, 15 Hamilton Avenue, Map 46, Lot 66,
0.38 Acres, R-10 Zone: Requesting a variance of section 3.A.5.2.1 of the Zoning
Regulations to reduce the minimum front yard setback from 35 feet to 15.6 feet to
construct a 10-foot x 15-foot front porch

Interested persons may appear and be heard. Written communications will be
accepted. A copy of the application is available on the Town of Brooklyn website
and at the Land Use office. Zoom meeting information will be included on the
Agenda.

Bruce Parsons, Chairman, Zoning Board of Appeals