

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Wednesday, July 7, 2021 6:30 p.m.**

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 All attending in person are required to wear masks.	
Online: Click link below: https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m03cff485e32a4158afe905fc971a3c27	Go to www.webex.com, click Sign In OR On the top right, click Join a Meeting Enter meeting ID: 126 815 8731 Enter meeting password: First
Phone: Dial 1-415-655-0001 Enter meeting number: 126 815 8731 Enter meeting password: 34778 You can bypass attendee number by pressing #	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Regular Meeting June 15, 2021
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notices**
 - b. New Public Hearings:**
 - 1. **SD 21-002:** Subdivision Application to create two building lots at 53 Proulx Street (Assessor's Map 41, Lot 85), 1 acre, R-10 Zone, Applicant: A. Kausch & Sons.
 - 2. **SD 21-003:** Subdivision Application to create four building lots at 111 Day Street (Assessor's Map 42, Lot 32), 6 acres, R-30 Zone, Applicant: CNG Holding, LLC.
 - 3. **SD 21-004:** Resubdivision Application to create two building lots at Almada Drive and Paradise Drive (Assessor's Map 21, Lot 6), 104 acres, RA Zone, Applicant: Paul Lehto. ***PUBLIC HEARING TO BE RESCHEDULED***
 - c. Continued Public Hearings: None.**
 - d. Other Unfinished Business:**
 - 1. **SP 21-002:** Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack. ***PUBLIC HEARING SCHEDULED TO OPEN AUGUST 4, 2021***
 - 2. **SD 21-002:** Subdivision Application to create two building lots at 53 Proulx Street (Assessor's Map 41, Lot 85), 1 acre, R-10 Zone, Applicant: A. Kausch & Sons.
 - 3. **SD 21-003:** Subdivision Application to create four building lots at 111 Day Street (Assessor's Map 42, Lot 32), 6 acres, R-30 Zone, Applicant: CNG Holding, LLC.
 - 4. **SD 21-004:** Resubdivision Application to create two building lots at Almada Drive and Paradise Drive (Assessor's Map 21, Lot 6), 104 acres, RA Zone, Applicant: Paul Lehto.

VII. New Business:

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

VIII. Reports of Officers and Committees:

- a. Staff Reports
- b. Budget Update
- c. Correspondence.
- d. Chairman's Report

IX. Public Commentary

X. Adjourn

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, June 15, 2021
6:30 p.m.**

To join this meeting, click link below or follow the below instructions for web or phone:

<https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m06601768d9f69b94af83afa453a07780>

Web

Go to www.webex.com

Click sign in

On the top right, click Join a Meeting

Enter meeting ID: 126 613 4783

Enter meeting password: Second

Phone

Dial 1-415-655-0001

Enter meeting number: 126 613 4783

Enter meeting password: 732663

You can bypass attendee number by pressing #

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:34 p.m.
- II. Roll Call** – Carlene Kelleher, Earl Starks, Allen Fitzgerald, John Haefele, Seth Pember, J.R. Thayer, Michelle Sigfridson. Austin Tanner arrived at 6:43 p.m. Charles Sczuroski was absent with notice.

Staff Present: Jana Roberson, Director of Community Development.

Also Present: Paul Archer, Archer Surveying; Robert Deluca, CLA Engineers; Maria Gandy-Winslow; Scott Winslow; and Summer Winslow, Sole Proprietor of 233 Pottery.

III. Seating of Alternates

Motion was made by C. Kelleher to seat Alternates John Haefele, Seth Pember and J.R. Thayer as Voting Members for this meeting. Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (4-0-0).

IV. Adoption of Minutes: Regular Meeting June 2, 2021

Motion was made by A. Fitzgerald to approve the Minutes of the Regular Meeting of June 2, 2021, as presented. Second by E. Starks. No discussion.
Motion carried unanimously by voice vote (7-0-0).

V. Public Commentary – None.

VI. Unfinished Business:

- a. **Reading of Legal Notice:** None.
- b. **New Public Hearings:** None.
- c. **Continued Public Hearings:** None.
- d. **Other Unfinished Business:**
 1. **SP 21-002:** Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack. ***TABLED TO AUGUST 4, 2021***

There was no discussion on this item.

2. **SD 21-002:** Subdivision Application to create two buildings lots at 53 Proulx Street (Assessor's Map 41, Lot 85), 1 acre, R-10 Zone, Applicant: A. Kausch & Sons.
DISCUSSION OF OPEN SPACE DEDICATION ONLY

Memorandum from the Brooklyn Conservation Commission (dated June 10, 2021) was included in packets to Commission Members. The Conservation Commission recommends:

- Fee-in-lieu of open space for this parcel.

Paul Archer, Archer Surveying, represented the Applicant and stated that Mr. Kausch is in favor of fee-in-lieu of open space. They would like to hire Platt Associates to do the appraisal to be ready for the July meeting of the PZC.

There was discussion and the PZC determined by consensus that fee-in-lieu of open space is acceptable for this Application and that Platt Associates is appropriate to do the appraisal.

Ms. Sigfridson noted that Mr. Tanner was now present.

3. **SD 21-003:** Subdivision Application to create four building lots at 111 Day Street (Assessor's Map 42, Lot 32), 6 acres, R-30 Zone, Applicant: CNG Holding, LLC.
DISCUSSION OF OPEN SPACE DEDICATION ONLY

Memorandum from the Brooklyn Conservation Commission (dated June 10, 2021) was included in packets to Commission Members. The Conservation Commission's recommendations for this parcel:

- That the PZC require an open-space dedication as a private deed restriction. Further, it recommends that this land be closer to the north-west property line due to the abundance of agricultural soils, wildlife corridors and stone walls. In addition, the BCC recommends that there be no motorized vehicles, no gravel extraction and no clear cutting of trees to help reduce erosion.

Paul Archer, Archer Surveying, represented the Applicant and he stated that they are not in favor of the open-space dedication and explained that they are in favor of fee-in-lieu. He said that only .65 acres would be put into an open-space easement and that there are no other open-space easements in the area. He does not see an advantage as it does not connect to any other open space in the area.

C. Kelleher recused herself because she lives directly across the street from this property.

Ms. Roberson displayed an aerial photo of the property from Google Earth. She orientated and explained the area and indicated the location for open space as recommended by the BCC (a steep area on the northwest side of the property near the tree line and a stone wall - there is grading and a retaining wall proposed in that area).

Ms. Roberson displayed the Site Plan indicating the existing house, contour lines, the steep slope, tree line and the stone wall. She indicated the proposed lot boundaries (three frontage lots and one rear lot). The rear lot is the one with 50 feet of frontage and the access strip.

Ms. Roberson displayed the Development Plans showing existing conditions for the existing house. She noted that they show three proposed driveways, three houses and a significant amount of grading due to the slopes on the property (going up quite steeply to the west). She indicated the proposed retaining wall with grading in front of it. She indicated another retaining wall shown on the western edge. Ms. Roberson explained BCC's interest in their recommended location for open space.

Mr. Archer (who was experiencing some technical difficulties) explained that there is a potential that they would lose a lot with open-space dedication. He said that he does not see where having a half-acre of open space in that area would be advantageous to anyone. He feels that taking land away from the grading ability would hinder the lot with what you can do.

Robert Deluca, CLA Engineers who did the design work for the grading and the retaining walls, explained that the retaining walls are all less than four feet. He explained that Syl Pauley insisted that retaining walls be shown for grades steeper than 3-1 which isn't typical in most towns. So, they showed a couple landscape retaining walls and he said that existing grades there are probably steeper than the retaining walls and that if they would match the existing grades, they would've been fine. He doesn't feel that there isn't anything excessive about the grading. The lot is steeper than most, but it is certainly within the limits of what you can grade in order to create useable land.

Mr. Tanner and Mr. Starks expressed that they don't see an advantage to having open space there. There was discussion. Ms. Sigfridson spoke of the BCC's expertise on this subject and also about how the fee-in-lieu could potentially allow for the purchase of other desirable tracts. Ms. Roberson will e-mail the amount currently in the Open Space Fund to Commission Members. Mr. Fitzgerald also expressed that he doesn't see an advantage to this being open space, however, he stated that he would like the stone wall to remain. Ms. Roberson stated that, according to the plan, stone wall will stay. Mr. Archer noted that the stone wall could be part of the discussion for approval of the subdivision at next month's meeting. He said there are other ways of saving a stone wall other than an open space easement. Mr. Tanner, Mr. Starks and Mr. Fitzgerald, again, stated that they are in favor of the fee-in-lieu. Ms. Sigfridson also stated that she would not object to fee-in-lieu.

Ms. Roberson stated that the stone wall is completely within the 30-foot side-yard setback and, for the record, she stated that it is Lot 32C and she indicated the area on the map and explained that the corner of the house is right on it. She said that the retaining wall is shown to be in front of the stone wall and if the PZC is satisfied with that as protection, they have the authority to decide.

Ms. Sigfridson asked if there were any objections to accepting the fee-in-lieu of open space. There were no objections. Mr. Thayer explained that he would abstain from this decision because he lives nearby to the property. There was discussion.

The PZC determined by consensus that fee-in-lieu of open space is acceptable for this Application. Mr. Fitzgerald stated, for the record, that he would like to see the BCC's recommendations tied to the Application regarding: no gravel extraction; no clearcutting trees. Mr. Archer stated that there are no trees to clear-cut in the field;

they won't be taking gravel out of there other than what it takes to make the three houses work (two houses may be raised ranches). Ms. Roberson stated that it is in the Application file.

4. **SD 21-004:** Resubdivision Application to create two building lots at Almada Drive and Paradise Drive (Assessor's Map 21, Lot 6), 104 acres, RA Zone, Applicant: Paul Lehto. ***DISCUSSION OF OPEN SPACE DEDICATION ONLY***

Memorandum from the Brooklyn Conservation Commission (dated June 10, 2021) was included in packets to Commission Members. The Conservation Commission's recommendations:

- That the PZC require open space dedication as a conservation easement. The location of which would be off of Paradise Drive and between the proposed parcels 1 and 2. The rationale is that this could be a possible future public access if the Town acquires any adjacent land.
- The BCC further recommends that the PZC request an archeological review of the entire parcel by the State Archeologist due to the fact that neighboring parcels have been found to have archeological significance.

Robert Deluca, CLA Engineers, represented the Applicant. Mr. Deluca stated that he has spoken with Mr. Lehto and that he is open to doing something with a conservation easement. Mr. Deluca stated that he is not sure what the BCC is looking for and he asked for direction from Ms. Roberson.

Ms. Roberson displayed an aerial photo of the property from Google Earth. She orientated and explained the area showing 5-foot contours indicating steep terrain on the parcel. She indicated the parcel locations (one parcel to be accessed from Almada Drive and the other parcel to be accessed from Paradise Drive).

Ms. Roberson displayed the plans showing and explaining contours, wetlands and new proposed lots, existing house, proposed house site (frontage on Paradise Drive) and shared driveway (serving the two homes). The IWWC has not yet acted on this Application. Ms. Roberson explained what the State Archeologist would do if the PZC were to request a review. Mr. Deluca stated that it is unlikely that anything would be found on those slopes. Ms. Roberson agreed and stated that referral to the State Archeologist is something that the PZC has done for many subdivisions. She said that it is not so much the number of lots, but the location.

There was discussion regarding the strip of land which Mr. Deluca stated is approximately 250 feet wide by 450 deep (10 percent of the 15 acres is 2.25 acres). Mr. Fitzgerald expressed that he agrees with the BCC's recommendations. Mr. Thayer agreed and also expressed that he agrees that the State Archeologist should review it. Mr. Starks expressed agreement also. Ms. Kelleher stated that she agrees also.

The PZC determined by consensus to refer this Application to the State Archeologist for review.

There was discussion regarding fee-in-lieu vs. open space dedication and what type of open space. Ms. Roberson referred to page 26 of the Subdivision Regulations and she explained conservation easement, public access easement, fee simple, land trust, private deed restriction.

The PZC determined by consensus to accept the recommendation of the BCC in its entirety regarding open space and State Archeologist Review for this Application.

Mr. Deluca asked for clarification regarding conservation easement restrictions. Ms. Roberson gave an explanation and will e-mail the standard language/template to Mr. Deluca. Mr. Deluca asked whether a type of access road (to remove wood) would be allowed because Mr. Lehto will be asking him about that. Ms. Roberson stated that road building would not be allowed, nor would any grading associated with a driveway. Mr. Deluca stated that he does not think that Mr. Lehto would be planning on doing that.

VII. New Business:

a. Applications:

1. **SPR 21-002:** Site Plan Review for Home Business at 233 Herrick Road (Assessor's Map 17, Lot 25-2), 3.7 acres, RA Zone, Applicant: Maria Gandy-Winslow.

Maria Gandy-Winslow, her husband Scott Winslow, and her daughter Summer Winslow (Sole Proprietor of 233 Pottery) were all in attendance.

Scott Winslow explained that Summer had asked her parents to build a 12' x 16' post-and-beam structure to store and display her pottery and to meet with clients on an individual basis to sell her pottery (which would be by appointment only). They estimate that there would be between 0-to-5 clients per month. They have already received Health Department approval.

Ms. Roberson commented that the studio where Summer makes the pottery is currently on the property on the second floor of the garage. Maria Gandy-Winslow noted that the permits for the kiln had been pulled years ago.

Ms. Roberson displayed an aerial photo of the property from Google Earth. She orientated the property and indicated the location for the proposed building (looking from the road, it would be to the right/west of the garage).

Ms. Roberson displayed the plan and orientated the property and she explained that this is a proposal for a home business. She noted that retail is not allowed under Home Business, however, she gave an example where, in the past, a nutritionist was allowed to sell supplements as part of her home office. The interpretation of the Board, at the time, was that it was not an on-site retail store. Ms. Roberson stated that a potter that sells at farmers' markets and on Etsy is not a retail store as we have come to understand it. Ms. Roberson said that this would primarily be used as warehouse space and, if approved, she would qualify for a sign (as limited by our Regulations).

Ms. Roberson displayed a roadside view of the proposed building.

There was discussion.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **Ms. Sigfridson** commented that she feels that the Regulations want to discourage the traditional drive-by, retail-type location, but just because you're selling things, doesn't necessarily mean you meet that definition.

- **J. Haefele** clarified that this is to meet with clients (maybe to do some custom work) and perhaps, for a local sale made via some other mechanism (other than walk-in retail), they might pick up there. Mr. Winslow stated “that is correct.”
- **Mr. Starks** asked if Summer lives at the property. She does not.
- **Mr. Pember** asked about the sign. It will be for identification.
- **C. Kelleher** commented that it will have relatively little impact on the neighborhood, if any, she feels that it has been clarified that it does not meet the definition of retail and she stated that she doesn’t have a problem with it.
- **A. Tanner** questioned whether the structure should be further back from the road and whether it would be visible from the road. Maria Gandy-Winslow explained that the area is densely planted with burning bush and oak trees. She said that you may be able to see that there is a structure there, but detail wouldn’t be visible from the road. Ms. Roberson stated that it meets the setbacks. There was discussion regarding the setback. Ms. Sigfridson read from the Regulations, Section 8.a.4. Exceptions to the Setback Requirement (which does not apply because it is within the setbacks).
Mr. Tanner asked if there would be electricity or water. Mr. Winslow stated that there would not be water, but electricity is a possibility. They have not decided on whether there would be heat yet. If it were heated, it would be a Mitsubishi split unit.
Mr. Tanner stated that he does not have a problem with the Application.

Motion was made by C. Kelleher to approve the Site Plan Review application of Maria Gandy-Winslow for a Home Business for a pottery studio and storage at 233 Herrick Road (Map 17, Lot 25-2), identified in the files of the Brooklyn Land Use Office as SPR 21-002, in accordance with all final documents and testimony with the finding that it is consistent with the Zoning Regulations and the site plan objectives.

Second by A. Fitzgerald. No discussion.

Roll Call Vote: C. Kelleher – yes; A. Tanner – yes; E. Starks – yes; A. Fitzgerald – yes; J. Haefele – yes; S. Pember – yes; J.R. Thayer – yes; M. Sigfridson – yes.

Motion carried unanimously (8-0-0).

b. Other New Business:

1. Discussion of Affordable Housing Plan.

Ms. Roberson stated that Jim Larkin was unable to attend. The scope of work from the contract with NECCOG and the Housing Profile for Brooklyn (which shows that 35 percent of Brooklyn residents pay more than 30 percent of their income on housing) had been provided to Commission Members. She explained that housing is considered affordable if you don’t spend more than 30 percent of your income on housing costs. She asked that the Commission Members review the report. Also provided to Commission Members was a Community Values Statement from the Town of Mansfield’s Affordable Housing Plan (as an example). She stated that there is now a link to the Affordable Housing Plan on the Planning & Zoning page of the Town’s website. Information for the public will be posted there. One of the early steps will be a Community Input Survey. NECCOG will be preparing a Communications Strategy outlining how we will reach out to the public. She said a lot of it is also education as well as getting information out to the public. She will report (in the future) on data that she has collected from the Assessor on the tax data base.

There was discussion. Ms. Roberson explained State-defined affordable housing vs. naturally-occurring affordable housing. She explained that Brooklyn is currently under the ten-percent threshold and that ten percent does not reflect need or the meeting of needs. She encouraged the Commission Members to focus on need rather than the ten percent. She asked, “What steps could the Town make that would actually make a difference?” She referred to a guidance document on preparing an affordable housing plan. She will send the link to the guide book and to the Mansfield Plan to PZC Members.

Ideas for Community feedback or education:

- Knock on doors.
- Town Events.
- Brooklyn FaceBook.

Mr. Haelele offered to assist Ms. Roberson. Discussion continued. Ms. Roberson stated that when the Communication Strategy is drafted, it will come before the PZC for review/changes and approval. Ms. Roberson stated that extensions had been received for both the Affordable Housing Plan and the POCD. The Affordable Housing funds have to be expended by December 30th and the Plan has to be completed by June 2022. The POCD is already past the deadline, but a letter has been submitted to the State asking for more time.

The Affordable Housing Plan will be a chapter in the POCD update.

VIII. Reports of Officers and Committees: None.

- a. Staff Reports – None.
- b. Budget Update – None.
- c. Correspondence – None.
- d. Chairman’s Report – None.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 8:33 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on Wednesday, July 7, 2021, at 6:30 p.m. via Webex and in-person (masks required) at the Clifford B. Green Memorial Center 69 South Main Street Brooklyn, CT on the following:

SD 21-002: Subdivision Application to create two buildings lots at 53 Proulx Street (Assessor's Map 41, Lot 85), 1 acre, R-10 Zone, Applicant: A. Kausch & Sons.

SD 21-003: Resubdivision Application to create four building lots at 111 Day Street (Assessor's Map 42, Lot 32), 6 acres, R-30 Zone, Applicant: CNG Holding, LLC.

SD 21-004: Resubdivision Application to create two building lots at Almada Drive and Paradise Drive (Assessor's Map 21, Lot 6), 104 acres, RA Zone, Applicant: Paul Lehto.

Copies of applications are available for review on the Town of Brooklyn website.

All interested parties may attend the meeting, be heard and written correspondence received.

Dated this 21st day of June 2021.

Michelle Sigfridson
Chairman

RECEIVED

MAY 19 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

#810

Received Date _____

Application # SD 21-002

Check # 4113

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant A. KASCH & SONS Phone 860 230 9928

Mailing Address 15 BEACH VIEW RD EXT, VOLUNTAIR, CT

Applicants Interest in the Property OWNER

Property Owner A. KASCH & SONS Phone 860 230 9928

Mailing Address 15 BEACH VIEW RD EXT, VOLUNTAIR, CT

Name of Engineer/Surveyor ARCHER SURVEYING / CIA ENGINEERS

Address 18 PROVIDENCE RD, BROOKLYN CT

Contact Person PAUL ARCHER Phone 773-2240 Fax _____

Name of Attorney _____

Address _____

Phone _____ Fax _____

Subdivision ☒ Re subdivision _____

Property location 53 PROLYX ST

Map # 41 Lot # 85 Zone 2-10 Total Acres .26± Acres to be Divided .26±

Number of Proposed Lots 2 Length of New Road Proposed 4

Sewage Disposal: Private _____ Public ☒

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary _____ Storm _____

Water: Private _____ Public ☒

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

The following shall accompany the application when required:

4.2.2 Fee \$ 750 State (\$60.00) 60 4.2.3 Sanitary Report _____ 4.2.5, 3 copies of plans _____

4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.

4.2.6 Erosion & Sediment Control Plans

4.2.7 Certificate of Public Convenience and Necessity

4.2.8 Applications filed with other Agencies

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 5/18/21

Owner: [Signature] Date 5/18/21

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

Jana Roberson

From: jb4birds@charter.net
Sent: Tuesday, June 01, 2021 10:27 AM
To: Jana Roberson
Subject: Re: Petition to split the property at 53 Proulx St.

To Whom it may concern,

I own the property at 15 Robert St. in Brooklyn and my neighbor is petitioning to split the land on 53 Proulx St. into two house lots. There is an existing house on the property as well.

I would like to request a public hearing regarding this matter.

Sincerely,
Judith Burke

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO A 3-LOT SUBDIVISION (ASSESSOR'S MAP 41, LOT 85) PROULX STREET BROOKLYN, CT (April 30, 2021)

The comments contained herein pertain to my review of plans for a proposed 3-lot residential subdivision on Proulx Street in Brooklyn, Connecticut, consisting of two (2) sheets, prepared for A. Kausch & Sons by Archer Surveying, LLC and CLA Engineers, dated February 4, 2021 and April 28, 2021, respectively. Comments pertain to both wetlands and planning and zoning regulations.

Sheet 1 of 2 – Division of Property Plan

1. The frontage for proposed Lot 85-2 does not meet the requirements put forth in the R-10 Zoning category. The plan shows that the frontage along Proulx Street is only 50' and not the required 75'.
2. The "Zoning Compliance Table" incorrectly shows "Frontage Setback" as 75', which is incorrect. It should be revised to reflect a measurement of 35'.

Sheet 2 of 2 - Site Plan & Grading

1. Proposed Lot 85-1 abuts Robert Street, a public street, which indicates that west property line is "frontage" on a public street and not a "rear" lot line. The plan indicates that the setback distance is a "rear setback" at 15' rather than a "front setback" of 35'. This discrepancy needs clarification and if in fact the "rear" line is a "front" line, the house footprint (with deck) must be moved to the east out of the setback area.
2. Proposed Lot 85 and 85-1 abut a recorded platted street (Kenneth Street) not yet constructed. Even though there isn't a paved street within this public recorded right-of-way, should the proposed north property lines be considered frontage and the building setback line changed to meet the 35' zoning requirement?
3. Any reference to the CT DOT Form 816 shall be changed to the current Form 818.
4. The "Trench Detail: Sanitary Sewer" and "Typical Service Pipe Trench Detail" need to show detectable warning tape over conduits that are manufactured from non-ferrous material.
5. A "north arrow" is missing in the Location Map.

6. The side slopes in the "Typical Driveway Cross Section" are shown to be 2:1 and must be changed to 3:1.
7. No reference whatsoever is made as to the accuracy of the topographic elevation portion of the survey. This is of a concern because field observations seem to indicate steeper elevation changes from the Proulx Street edge of pavement into the property (estimated to be 4'-6' below grade) and no surface mounding (see elevation 226 on the plan) was observed adjacent to the southeast corner of Lot 85 as indicated on the plan. This inconsistency needs explaining.
8. Due to the steep change in grade from the shoulder of Proulx Street into the property, the "Residential Driveway Section Details" from the Brooklyn Public Improvement Specifications need to be included in the plan set. Also, provision shall be made for surface water drainage from up-gradient properties to be able to pass freely under any portion of land that is filled to accommodate a driveway to meet the public improvement specifications if the land shall be so impacted so as not to cause ponding.
9. Paved driveway aprons per the "Brooklyn Public Improvement Specifications" are not shown on the plan.
10. The building sewer line to the main in Proulx Street is called out as having a 1% slope (gravity). Considering the proposed first floor elevations and approximate sewer main elevations in the street, it appears that the building sewers at both proposed houses would be exiting the house foundation about 24" below the first floor for each house. Is that practical, considering that residents with such an arrangement would find that arrangement awkward if these houses are built with a full basement and they chose to place water using appliances in their cellar that require a discharge line?
11. Was any consideration given to connecting to the sanitary sewer line in Robert Street?
12. Why isn't the mound (Elev. 226) near the north east corner of the proposed house on Lot 85-2 being eliminated instead of being enlarged as shown on the plan? This needs to be eliminated to improve surface water runoff across the lot and lessen the impact to the house. In the field this looks like nothing more than a pile of accumulated debris.
13. Existing Elevation 226 crossing the proposed driveway on Lot 85-2 has not been shown correctly as a proposed Elevation 226 crossing the driveway and reconnecting to the existing 226 contour near the east property line. This needs correcting.
14. The proposed fill slope opposite the middle of the house footprint on Lot 85-1 needs to reflect a 3:1 (max) slope. As drawn, is a 2:1 slope.
15. Why are so many of the old iron pipe property markers found so far off the Archer Surveying , LLC property lines shown on this plan?
16. Two puddles of water were observed on the ground on April 30, 2021 and May 1, 2021 by the reviewer, located approximately 20-30 feet south of the southeast corner of the existing garage and

about 10 feet north of the northeast corner of the house. Has this area been looked at for evidence of wetlands soils and presence of groundwater near the surface of the property?

17. No test pit information is included with the plan to determine the presence of any groundwater, seasonal high groundwater (mottling) or ledge. Test pits need to be dug due to the close proximity of the wetlands to the rear of the property and the puddles that were observed during the site visits.
18. Additional wetland delineation is needed to the north of WF#1 in order to better define the 125 wetland review area for proposed Lot 85-2.
19. The soil scientist's signature block is missing on this plan certifying the wetland flag line.

Syl Pauley, Jr., P.E.

By: _____
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

Brooklyn Inland Wetlands
Commission

P.O. Box 356

Brooklyn, Connecticut 06234

9489 0090 0027 6215 8993 29

CERTIFIED#

A. Kausch and Sons
15 Beach View Rd Ext
Voluntown, CT 06384

May 13, 2021

RE: 041321C A. Kausch & Sons, 53 Proulx Street, Map 41, Lot 85, R-10 Zone; Division of Property, Single Family Homes, Driveway, Minor Grading, Property has public sewer and water.

Dear A. Kausch and Sons:

At the May 11, 2021 meeting of the Inland Wetland and Watercourse Commission your application 041321C A. Kausch & Sons, 53 Proulx Street, Map 41, Lot 85, R-10 Zone; Division of Property, Single Family Homes, Driveway, Minor Grading, Property has public sewer and water was approved with the following condition, in addition to the standard conditions:

1. With the covenant that Lot 85-2 will have the house moved north/northeast 15 to 25 feet to extend feasibly away from the wetlands.

The approved plan, dated February 24, 2021, prepared by Archer Surveying LLC, and stamped by Paul Archer, Land Surveyor, is titled "Division of Property "First Time Split" Prepared for A. Kausch & Sons Proulx Street Brooklyn, Connecticut". A legal notice of this approval was published on the Town of Brooklyn's Website, brooklynct.org, Inland Wetlands page, under minutes/notice of action on Thursday, May 13, 2021. Please note that this action of the Inland Wetlands and Watercourses Commission may be appealed for a fifteen-day period following the publication of the legal notice.

If you have any questions, please feel free to call me at 860-779-3411 Extension 31.

Sincerely,

Margaret Washburn

Margaret Washburn, M.S., R.P.S.S.
Enforcement Officer for the Brooklyn Inland Wetlands and Watercourses Commission

MW/acl

CC: File, Archer Surveying

BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION
STANDARD CONDITIONS FOR IWWC PERMITS 12/13/16

APPLICANT: READ CAREFULLY

IWWC Permit Document. A copy of the IWWC approval motion and the conditions stated herein shall constitute the IWWC permit for the approved activity when the permit document is signed and dated by the IWWC Agent.

Notice of Start and Finish. Permittee shall notify the IWWC agent at least 48 hours before the approved activity commences and within 72 hours after completion of the activity.

Permit Duration. This permit is valid for a period in accordance with Section 11.6 of the Brooklyn Inland Wetlands and Watercourses Regulations and the Connecticut General Statutes. Any request to renew or extend the expiration date of a permit can be granted only as authorized by the IWWC Regulations. Expired permits may not be renewed.

Erosion and Sedimentation Controls. Permittee is responsible for implementing the approved erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan. The permittee shall inspect the erosion controls weekly and after rains and repair deficiencies within twenty-four hours. The IWWC and its staff may require additional erosion if needed to prevent erosion and sedimentation. Restabilization of the site shall take place as soon as possible.

Stockpile locations. During construction, piles of fill, erodible material and debris shall not be created within regulated areas. The locations of debris and other stockpiled materials shall be shown on the submitted plans. Any material excavated at the site shall be disposed of at upland or off-site locations reviewed and approved by staff.

Permit Transfer. The permittee shall not transfer this permit without the written permission of the IWWC.

Work in Watercourse to Occur During Low Flow. Work within a watercourse is limited to periods of low flow. Low flow periods normally occur between August and October. Upon request of permittee, wetlands staff can determine if the activity can occur at other times following an on-site field investigation.

Scope of Permit. This permit is for the approved activity ONLY. Additional activity may require an additional permit. Note that if an approval or permit is granted by another agency and

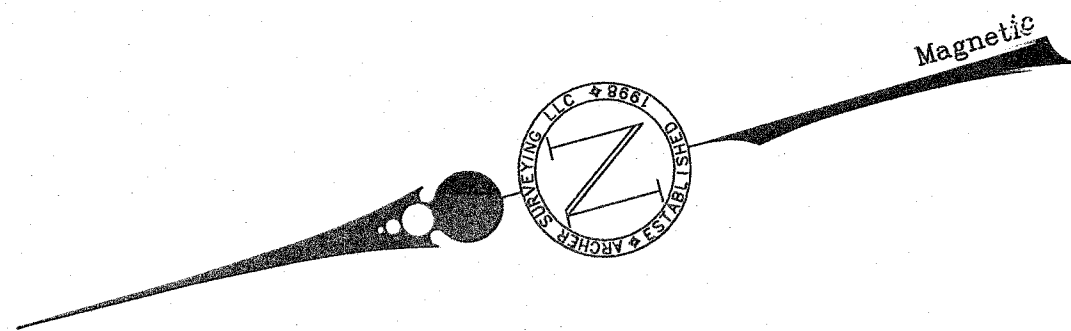
(1) the approved activity will affect wetlands and/or watercourses; and/or

(2) the activity occurs within 125 feet of flagged boundaries and 175 feet from watercourses;

and such activities have not been addressed by this permit, then the applicant shall resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission before any work begins.

Ongoing Compliance with Permit. The permittee shall comply at all times with the permit.

Other Approvals May be Required. Other permits may be required from Town, state or federal agencies. An Army Corps of Engineers permit may be required: U.S. Army Corps of Engineers, 424 Trapelo Rd., Waltham, MA 02254 1-800-362-4367.



IRON
PIPE (P) O

CLIP
644

IRON
PIPE (P) O

CLIP
650

PROULX STREET

SIDEWALK

N 15°21'52" E 132.41'
Reference Line Only

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 Associations of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A-2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey
- Intent: 2 lot Subdivision

2. Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office

3. Property is owned by: A.Kausch & Sons LLC

Map References

1. Plan of Houselots, Proulx Plat, Brooklyn, Connecticut, Scale: 1"=50'
Dated: June 1940, Prepared by William K Pike G.E.

2. Plan of Land of Elisa Ventura, Brooklyn, Connecticut, Scale: 1"=80',
Date: November 1912, Prepared by Kletyka & Woodis Land Surveyors

3. Perimeter Survey Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale: 1"=20', Prepared by Archer Surveying LLC

N/F
T. Larkin

N/F
A. Laprade

N/F
J. Manvillou

Lot 85-1

Proposed Lot 85-2
Area: 15,088 Sq.Ft.
0.35 Acres

Proposed Lot 85
Area: 17,539 Sq.Ft.
0.40 Acres

ZONING COMPLIANCE TABLE Zone: R-10

	REQUIRED	Proposed Lot 85	Proposed Lot 85-2
FRONTAGE	75 Feet	45.00 Feet	75.0 Feet
AREA (Sq.Ft.)	10,000	17,545	15,082 *
FRONT SETBACK	35 Feet	56.03 Feet	-
SIDE SETBACK	15 Feet	N - 26.62' S - 69.30'	-
REAR SETBACK	15 Feet	22.12 Feet	-

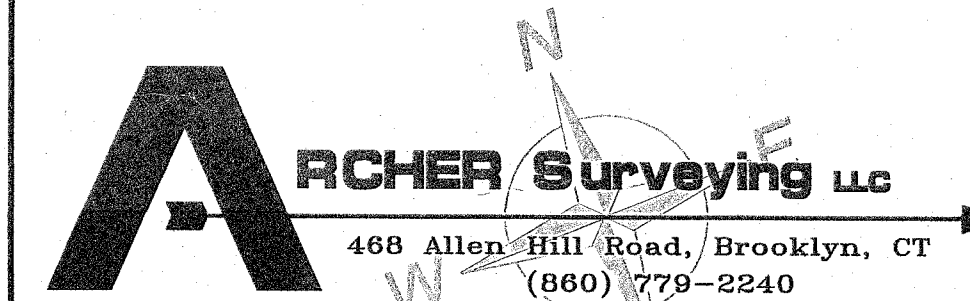
* As per section 8.1 - Lot size reduction of 25% when serviced by city sewer and water

RECEIVED
MAY 19 2021

Property Survey "2 Lot Subdivision"

Prepared For:
A. Kausch & Sons
Proulx Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=20'



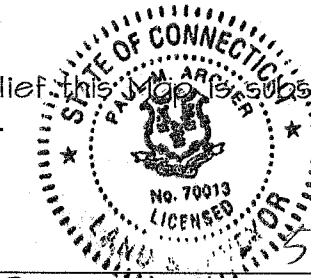
Sheet No. 1 OF 2 Project No. 1856 Date: May 17, 2021

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING LOT LINES PER MAP REFERENCE
---	REFERENCE LINE
---	WETLANDS FLAG
---	EXISTING INDEX CONTOUR
---	EXISTING CONTOUR
---	STONEWALL
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING TREELINE
---	BUILDING SETBACK
---	IRON PIN
---	PROPERTY POINT
---	UTILITY POLE

ARCHER
Surveying LLC

To My Knowledge and Belief, the above is a true and correct copy of the original as noted hereon.
Paul M. Archer LLS #10013
Date: 5-19-2021

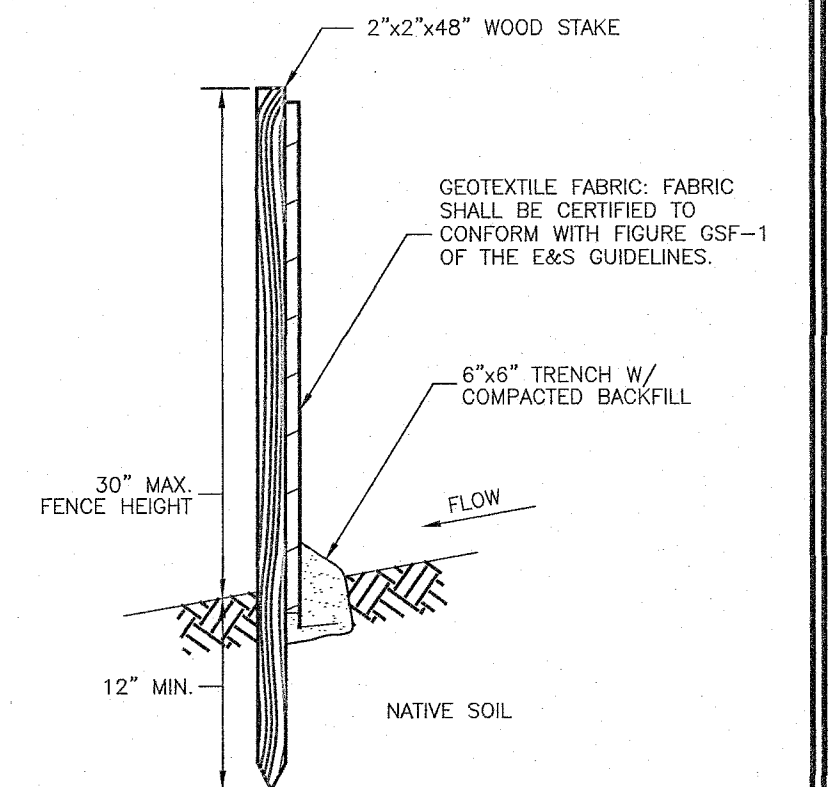
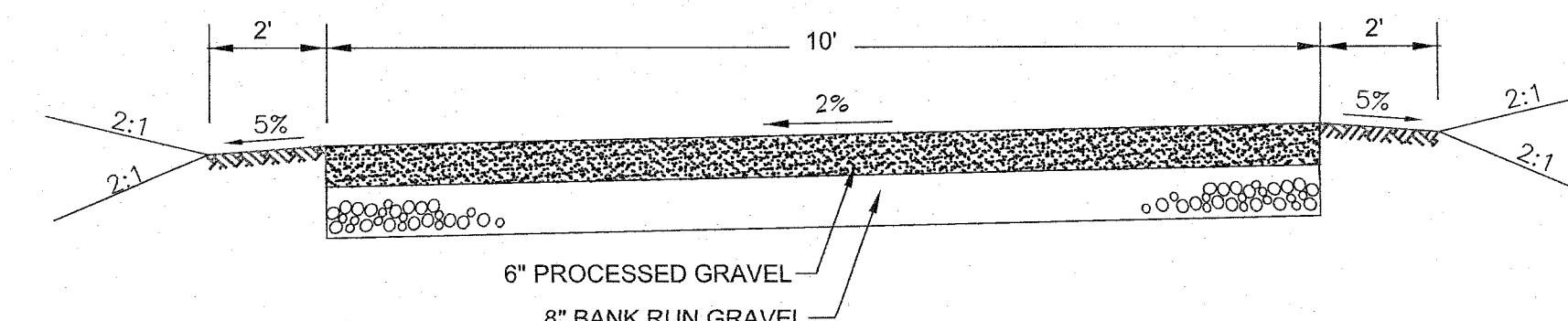


1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996

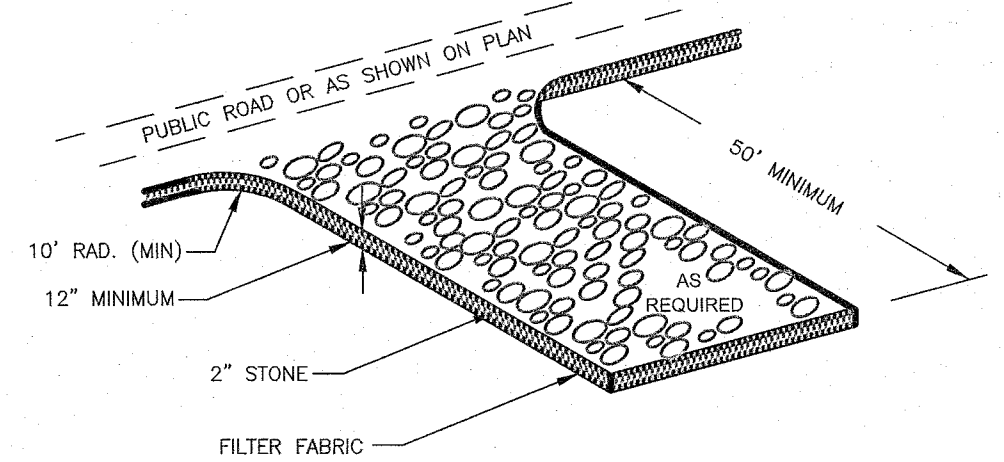
2. Parcels shown as 85 on Assessors Tax Map 41 of the Brooklyn Assessors Office
3. Property is owned by: A.Kausch & Sons
4. Wetlands Delineated by Robert Russo, in March of 2021

Map References

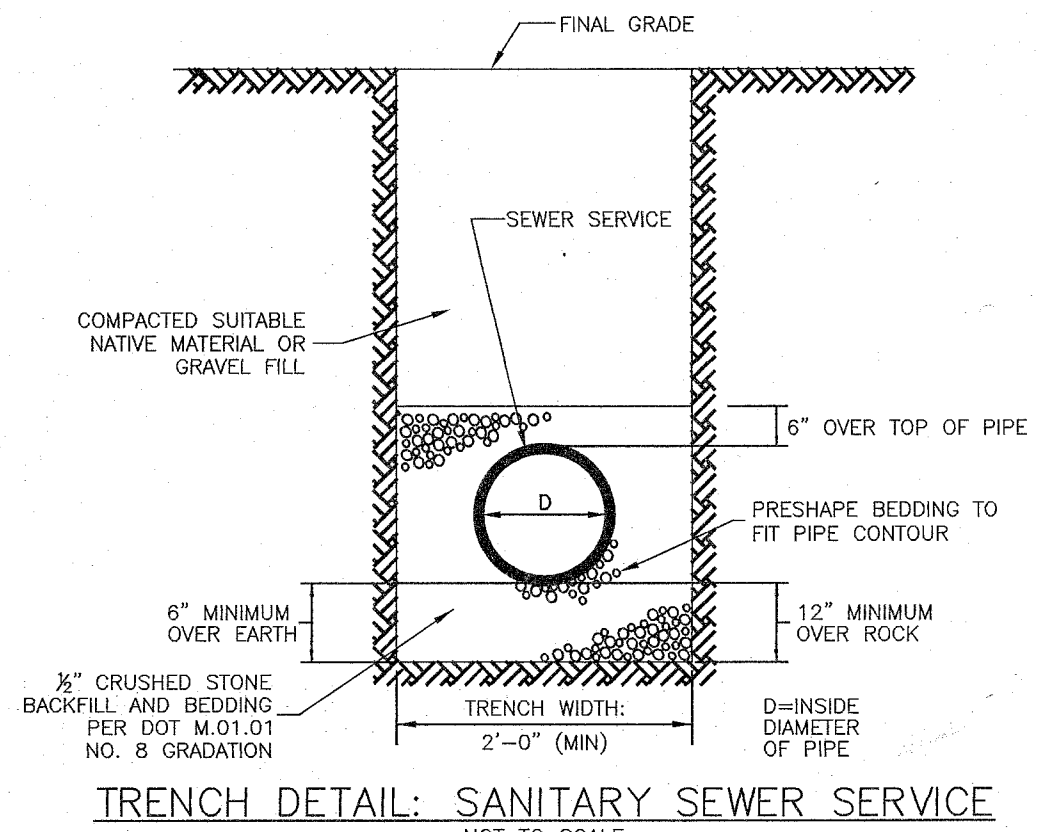
1. Plan of Houselots, Proulx Plat, Brooklyn, Connecticut, Scale:1"=50' Dated: June 1940, Prepared by William K Pike C.E.
2. Plan of Land pf Ellsa Ventura, Brooklyn, Connecticut, Scale:1"=80', Date: November 1972, Prepared by Kleitjka & Woods Land Surveyors
3. Perimeter Survey Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale:1"=20', Prepared by Archer Surveying LLC
4. Perimeter Survey - Boundary Line Modification, Prepared for A. Kausch & Sons LLC, Proulx Street, Brooklyn, Connecticut, February 2021, Scale:1"=20', Prepared by Archer Surveying LLC



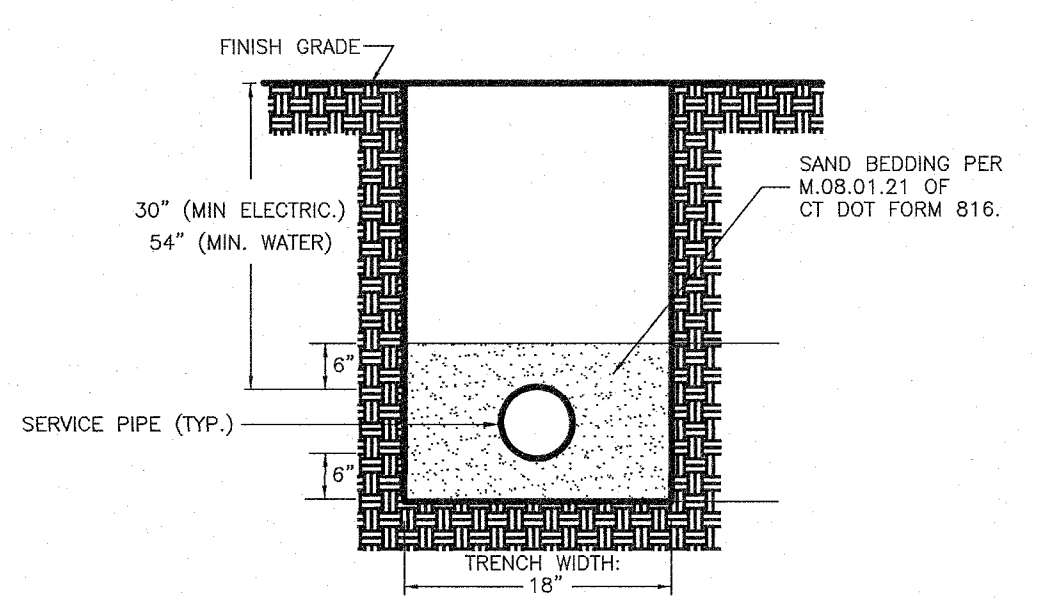
SILT FENCE SECTION
NOT TO SCALE



ANTI-TRACKING PAD DETAIL
NOT TO SCALE

[illegible]

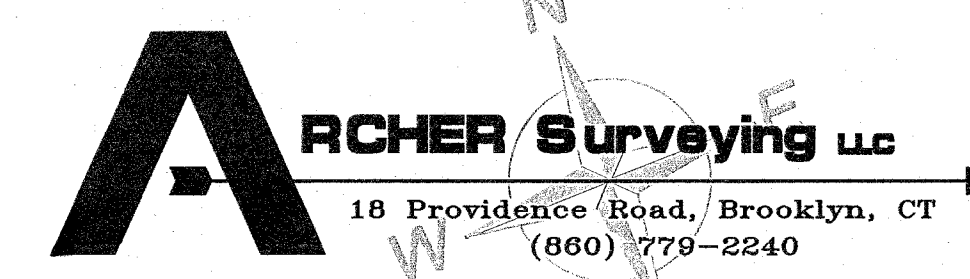
TRENCH DETAIL: SANITARY SEWER SERVICE



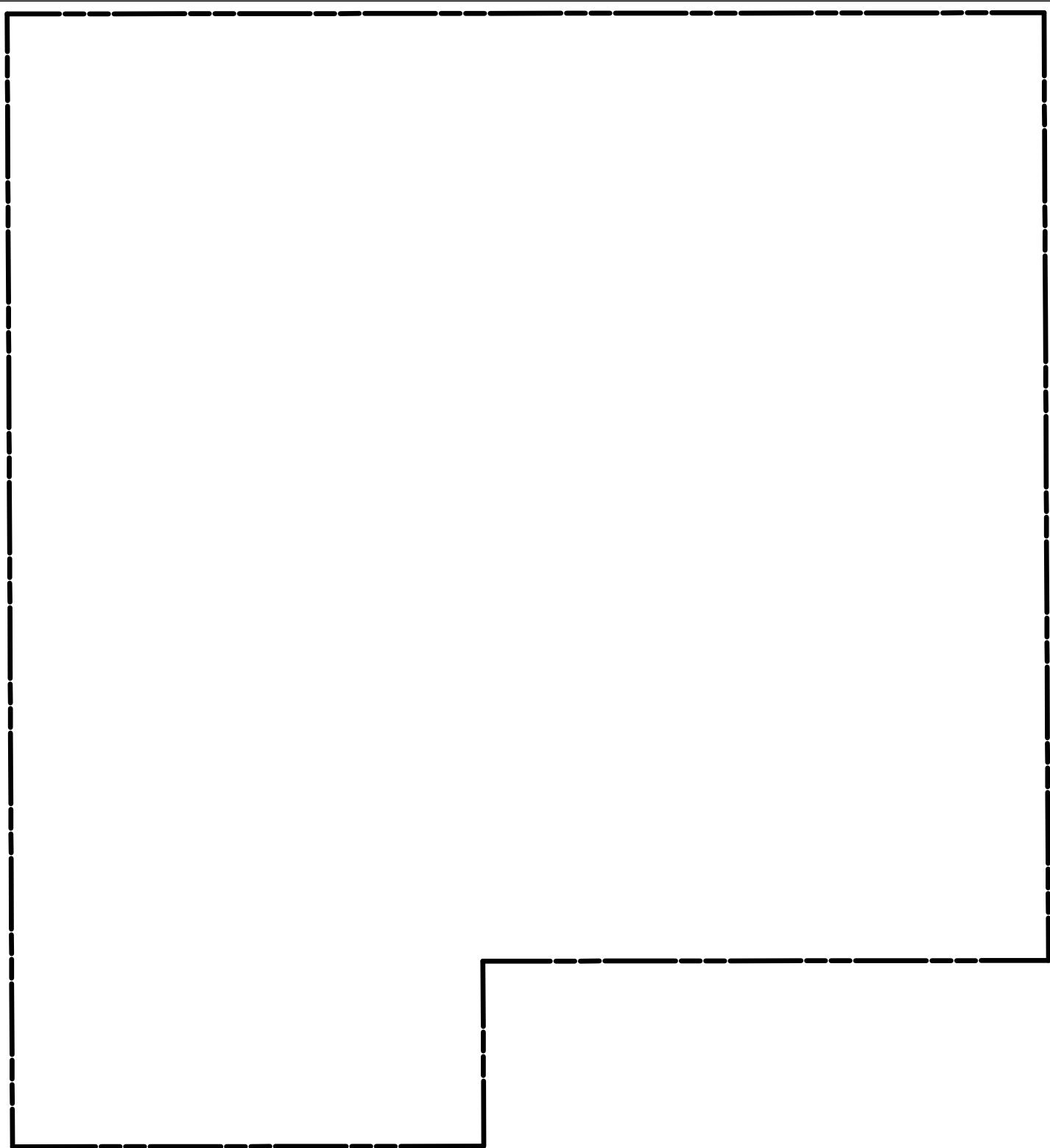
TYPICAL SERVICE PIPE TRENCH DETAIL

1. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
2. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
3. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATION AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THE MATERIAL.
5. MAINTAIN 2" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

-
- | | |
|--|------------------------|
| | EXISTING PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | EXISTING LOT LINES |
| | PER MAP REFERENCE |
| | WETLANDS FLAG |
| | REFERENCE LINE |
| | EXISTING INDEX CONTOUR |
| | EXISTING CONTOUR |
| | STONEWALL |
| | EXISTING SEWER LINE |
| | EXISTING WATER LINE |
| | EXISTING TREELINE |
| | BUILDING SETBACK |
| | IRON PIN |
| | PROPERTY POINT |
| | UTILITY POLE |

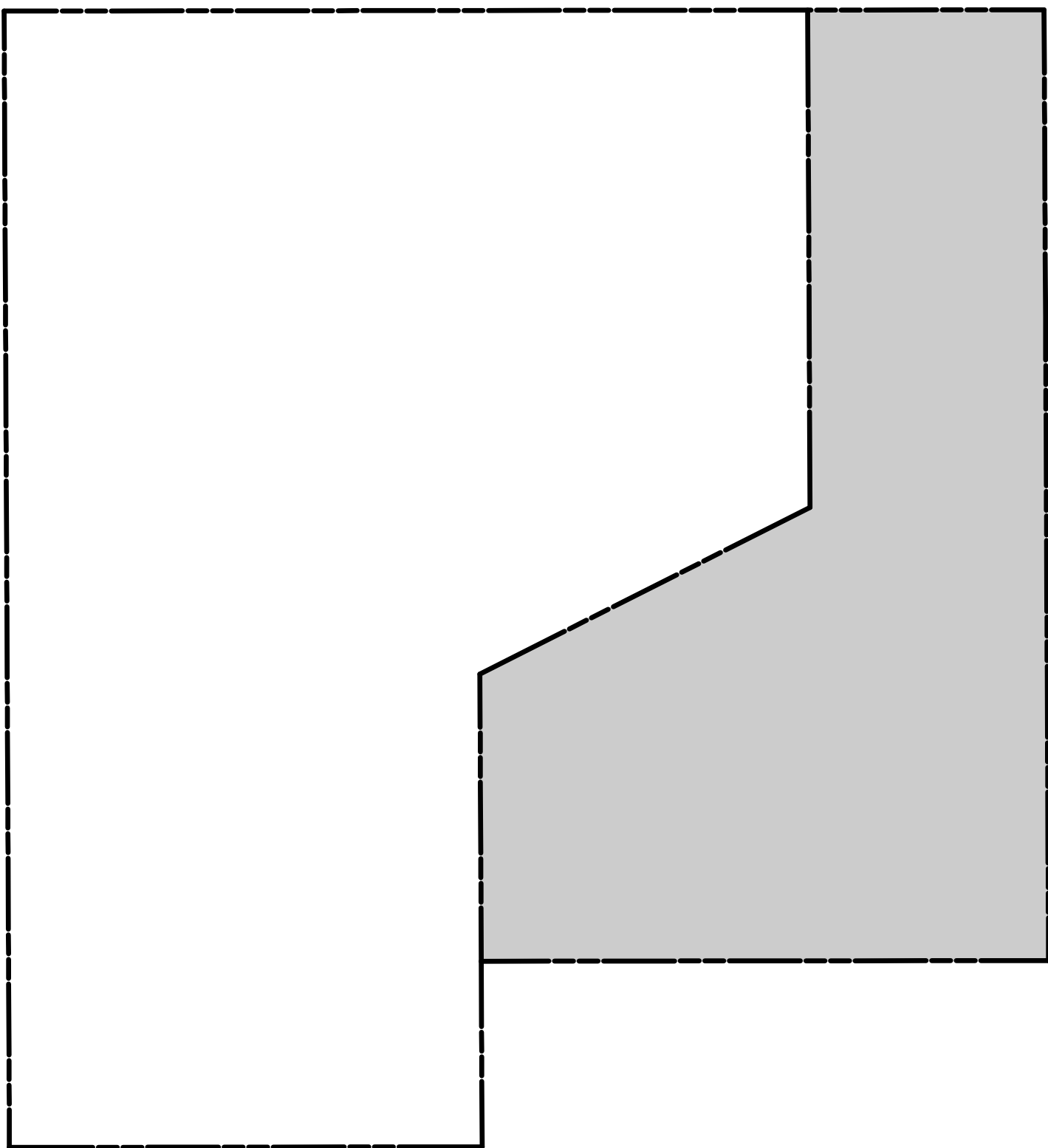
[illegible]

Proulx Street



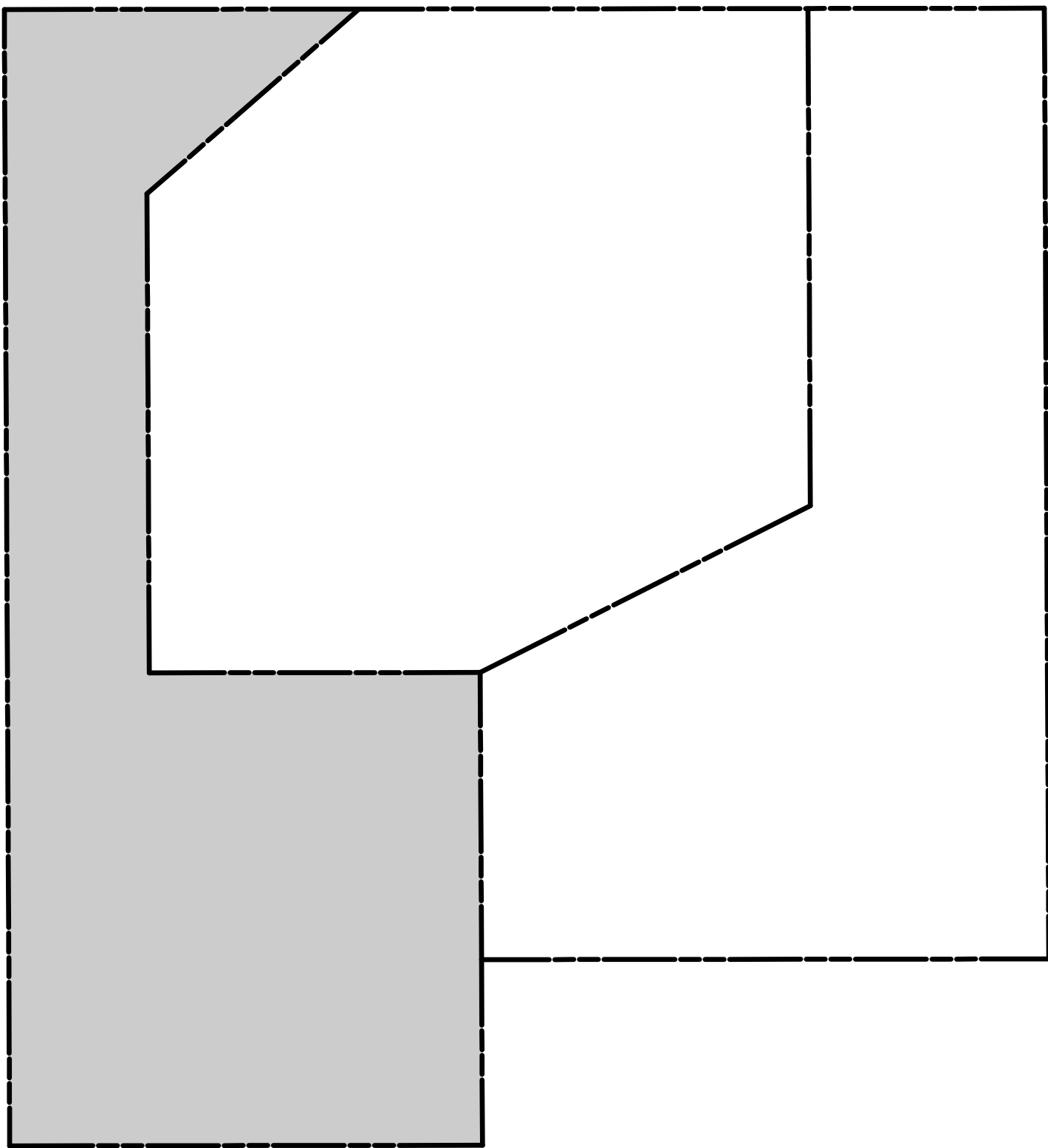
Original Tract

Proulx Street



First Time Split
May 2021

Proulx Street



Subdivision
May 2021

Parcel History

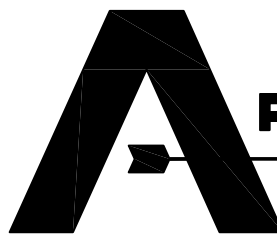
Grantor	Grantee	Vol./Pg.	Date
Arthur & Olive Ledoux	Louis & Helen Mongeau	36/258	October 1961
Louis & Helen Mongeau	Frederick & Marlon Mongeau	63/120	November 1976
Frederick & Marlon Mongeau	Frederick Mongeau	74/714	January 1983
Frederick Mongeau	Eric & Eileen Kusche	85/265	January 1987
Eric & Eileen Kusche	Thomas & Dawn Main	135/32	February 1993
Thomas & Dawn Main	RLB/PAB LLC	572/49	February 2016
RLB/PAB LLC	A.Kausch & Sons LLC	572/102	February 2016

Subject Parcel Information

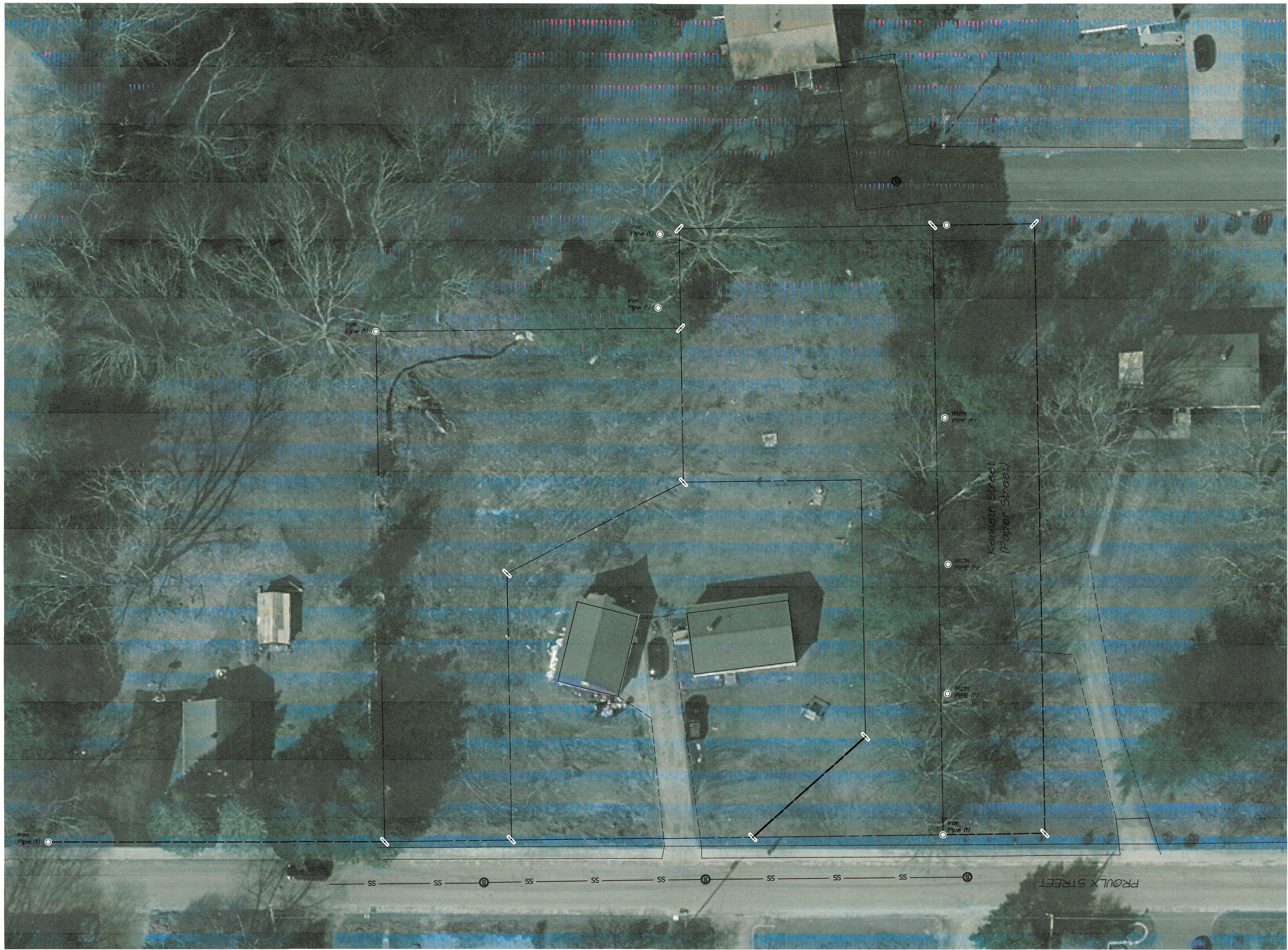
Owner: A. Kausch & Sons LLC
Parcel Address: 53 Proulx Street, Brooklyn, CT
Mailing Address: 15 Beach View Ext.
Voluntown, Connecticut
Parcel ID: Map 41 / Lot 85
Deed: Vol. 572 / Pg. 102
Zone: R-10

History Plan

Prepared For:
A. Kausch & Sons
Proulx Street
Brooklyn, Connecticut



ARCHER Surveying LLC
468 Allen Hill Road, Brooklyn, CT
(860) 779-2240

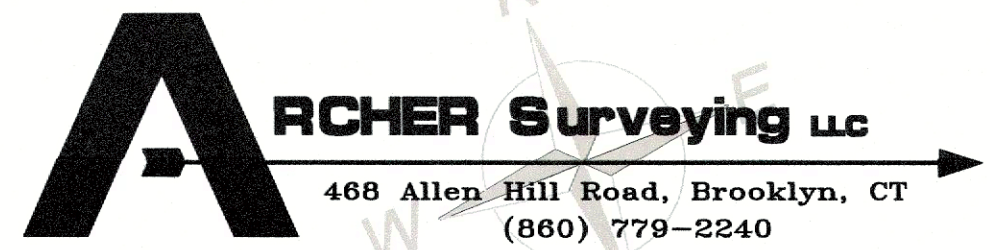
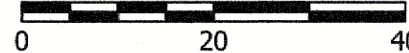


Soil Data	
306	Udorthents - Urban Land Complex

Site Analysis Plan
"2 Lot Subdivision"

Prepared For:
A. Kausch & Sons
Proulx Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=20'



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

Paul M. Archer LLS #10013

Date

Sheet No. 5 OF 5 Project No. 1856 Date: May 17, 2021

RECEIVED

MAY 19 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application # SD 21-003

Check # 2297

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant CNS HOLDINGS LLC Phone 860 576-5940

Mailing Address 89 COVER RD, POMFRET CT

Applicants Interest in the Property _____

Property Owner CNS HOLDINGS LLC Phone 860-576-5940

Mailing Address 89 COVER RD, POMFRET CT

Name of Engineer/Surveyor ARCHER SURVEYING / CEA ENGINEERING

Address 18 PROVIDENCE RD, BROOKLYN

Contact Person PAUL ARCHER Phone 979-2240 Fax _____

Name of Attorney _____

Address _____

Phone _____ Fax _____

Subdivision ☒ Re subdivision _____

Property location 111 DAY ST

Map # 42 Lot # 32 Zone R30 Total Acres 6.2 Acres to be Divided 6.2

Number of Proposed Lots 4 Length of New Road Proposed _____

Sewage Disposal: Private ☒ Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary _____ Storm _____

Water: Private ☒ Public _____

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

The following shall accompany the application when required:

4.2.2 Fee \$ 1250 State (\$60.00) 60 4.2.3 Sanitary Report _____ 4.2.5, 3 copies of plans _____

4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.

4.2.6 Erosion & Sediment Control Plans

4.2.7 Certificate of Public Convenience and Necessity

4.2.8 Applications filed with other Agencies

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 5/19/21

Owner: [Signature] Date 5/10/21

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

Jana Roberson

From: PAUL ARCHER <paul@archersurveying.com>
Sent: Tuesday, June 01, 2021 1:46 PM
To: Jana Roberson
Subject: CNG Holdings - Day Street

Jana,

Upon review of the History plan for the above mentioned project, we are asking that the Planning and Zoning Commission schedule a public hearing for this project as it has the possibility of being a re-subdivision.

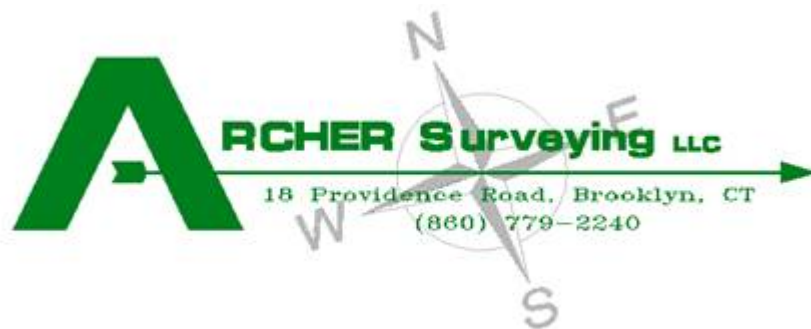
Sincerely,

Paul Archer, PLS

18 Providence Road

Brooklyn, CT 06234

(860) 779-2240



NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO A 4-LOT SUBDIVISION CNG HOLDINGS, LLC (ASSESSOR'S MAP 42, LOT No. 32) DAY STREET BROOKLYN, CT (May 7, 2021)

The comments contained herein pertain to my review of plans for a proposed 4-lot residential subdivision located on Day Street in Brooklyn, Connecticut, consisting of seven (7) sheets, prepared for CNG Holdings, LLC by Archer Surveying, LLC and CLA Engineers, dated April 12, 2021 and April 21, 2021, respectively. No wetlands are on the site as certified in a letter from Joseph R. Theroux, dated November 27, 2021. Comments pertain planning and zoning concerns.

Sheet 2 of 7 – Existing Condition Plan

1. Location Map is missing a north arrow.
2. Note 1 under “Notes” does not include the accuracy of the topographic elevations shown on the plan. The accuracy needs to be included as part of this note.
3. A silt fence, compost/silt sock and/or hay bale sediment control symbol needs to be included in the “Legend.”

Sheet 3 of 7 – Subdivision Plan

1. Zoning criteria is missing on this plan.
2. Note 1 under “Notes” does not include the accuracy of the topographic elevations shown on the plan. The accuracy needs to be included as part of this note.

Sheet 4 of 7 – Grading and Septic Design Plan

1. Note 1 under “Notes” does not include the accuracy of the topographic elevations shown on the plan. The accuracy needs to be included as part of this note.
2. A benchmark needs to be shown on the plan.

3. A silt fence, compost/silt sock and/or hay bale sediment control symbol needs to be included in the "Legend."
4. The slopes around the west side of the house footprint on Lot 32-C and need to be changed to no steeper than 3:1. If this cannot be met, a retaining wall will need to be designed for this location in order to provide adequate clearance around the house, especially in consideration of firefighting.
5. The proposed slope to the west of the house footprint on Lot 32-B is too steep and must be depicted as no steeper than 3:1.
6. A retaining wall may be necessary to the south of the driveway "tongue" on Lot 32-C, as a too steep slope is shown there.
7. A note needs to be placed on the plan stating that no slopes greater than 3:1 are allowed.
8. All angle points in the property lines are to be marked with detectable markers, e.g. iron pins, with a symbol placed in the "Legend."
9. All front, side yard and rear yard setbacks are to be labeled on the plan.
10. Paved driveway aprons need to be shown on the plan

Sheet 5 of 7 – Notes & Construction Details

1. Any reference to CT DOT Form 816 is to be changed to the current Form 818 designation.
2. A detectable warning tape needs to be shown over the pipes in "The "Trench Detail: Sanitary Sewer Service" and "Typical Service Pipe Trench Detail."
3. A paved driveway apron detail needs to be included on this plan.

Syl Pauley, Jr., P.E.

By: _____
Syl Pauley, Jr., P.E., NECCOG Regional Engineer

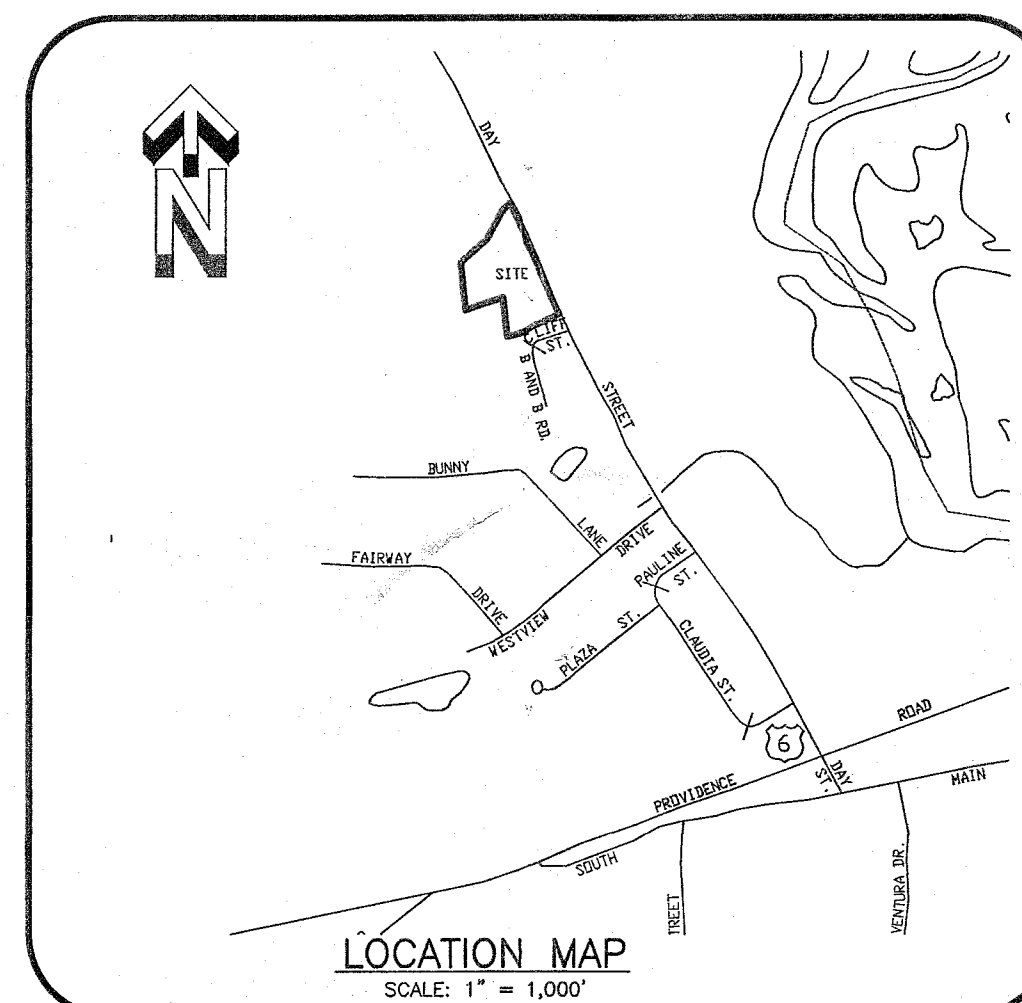
4 LOT SUBDIVISION

PREPARED FOR

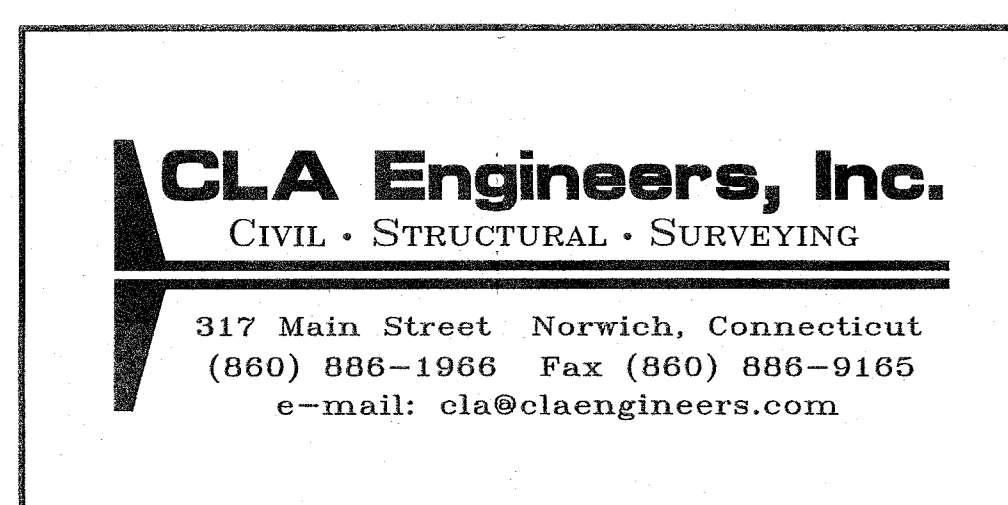
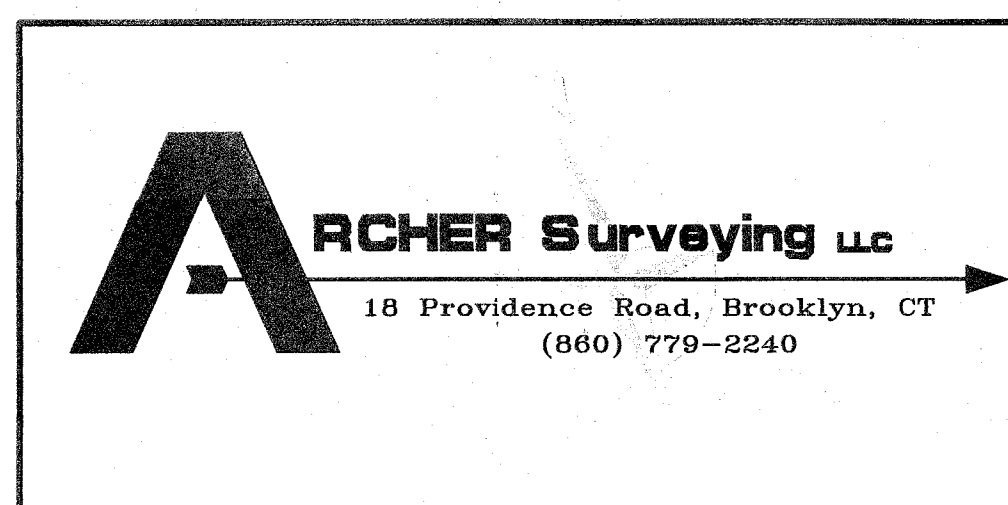
CNG Holdings LLC

Day Street
Brooklyn, Connecticut

April 12, 2021



PREPARED BY



RECEIVED
MAY 19 2021

INDEX OF DRAWINGS

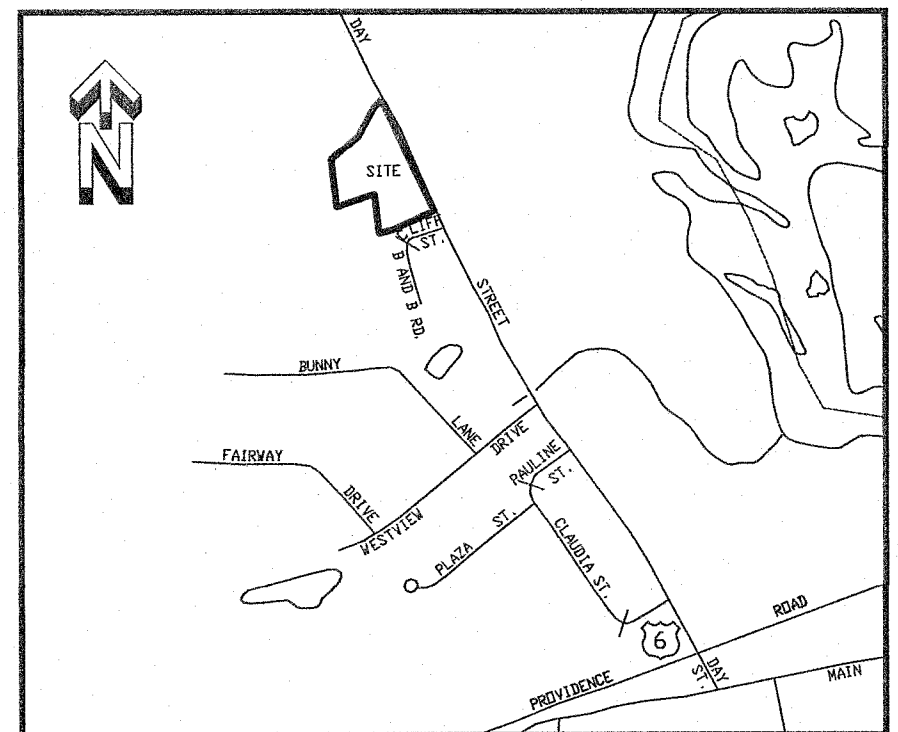
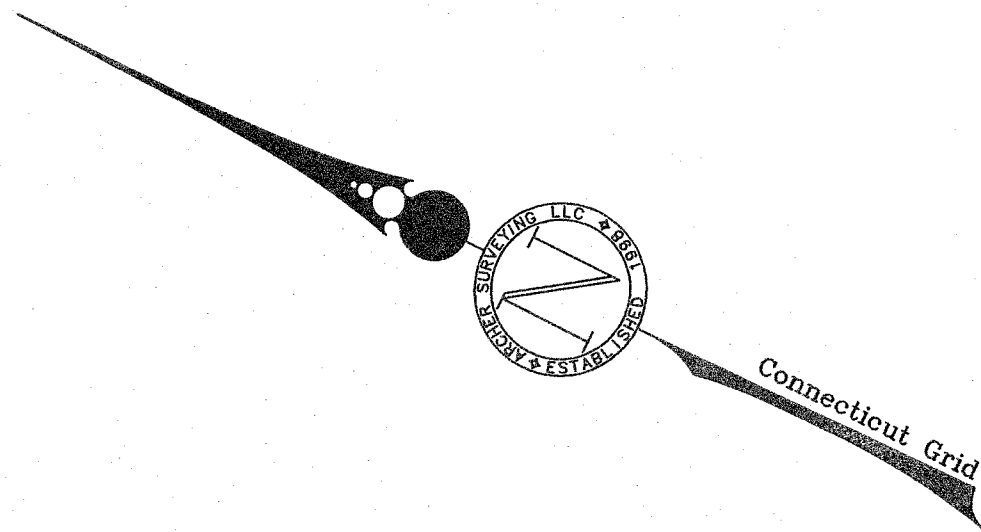
COVER SHEET	SHEET 1 OF 7
EXISTING CONDITIONS PLAN	SHEET 2 OF 7
SUBDIVISION PLAN	SHEET 3 OF 7
SITE DEVELOPMENT PLAN	SHEET 4 OF 7
DETAIL SHEET #1	SHEET 5 OF 7
SITE ANALYSIS PLAN	SHEET 6 OF 7
PARCEL HISTORY PLAN	SHEET 7 OF 7

APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

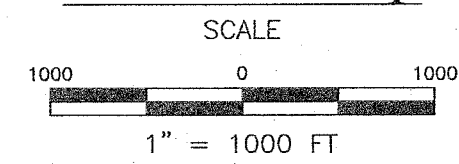
CHAIRMAN _____ DATE _____
Expiration date per section 22A-42A of the Connecticut
General Statutes. Date: _____

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____
Expiration date per section 8-26C of the Connecticut
General Statutes. Date: _____



Location Map



Notes

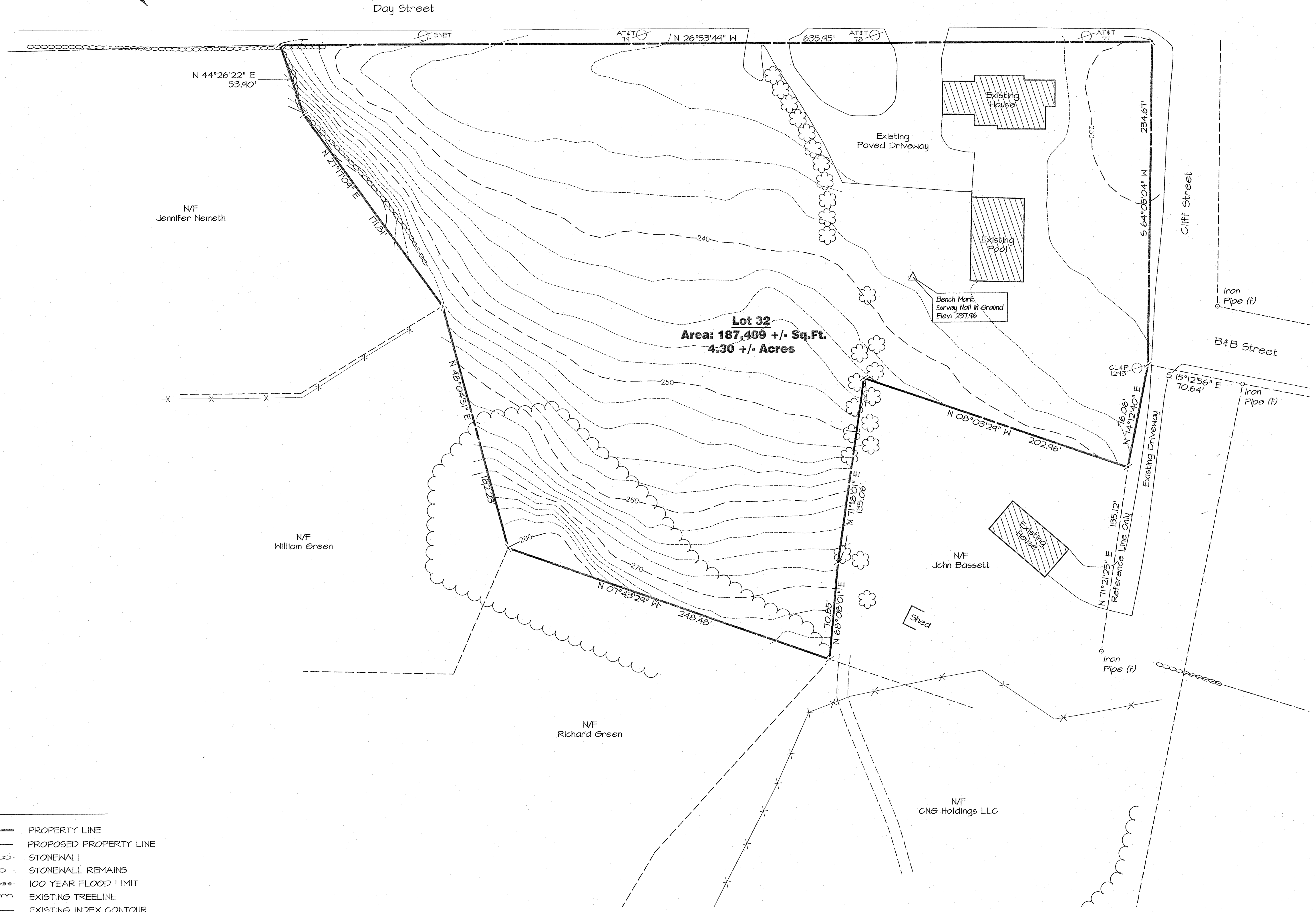
- 1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996
- This Survey conforms to a Class "A-2" Horizontal Accuracy Class "T-2" Vertical Accuracy
- Survey Type: Existing Conditions Survey
- Boundary Determination: Resurvey
- Intent: Depict Existing Conditions with Respect to Property Lines
- 2. Parcels shown as 32 on Assessors Tax Map 42 of the Brooklyn Assessors Office
- 3. Property is owned by: CNG Holdings LLC
- 4. Topographic information obtained through field location, Connecticut Grid
- 5. As per the Wetlands Report by Joseph Theroux, Soil Scientist, there are no wetlands located on the property

Map References

- 1. Compilation Plan showing Parcels to Be Conveyed By Patricia Bassett, Justine Blackmer, Clifford B. Green Jr., Frederick Green, Richard Green, Verna Jacobson & Isabel Nichols, Day Street, Cliff Street & B&B Street, Brooklyn, Connecticut, Date: September 2018 - Revised January 2019, Scale: 1"=100', Prepared by PC Survey
- 2. Subdivision Plan Prepared for Clifford B Green & Frances Green, Cliff Street, Brooklyn, Connecticut, Date: June 1986, Scale: 1"=40' Prepared by Kletyka, Woodis & Pike
- 3. Survey Plan Prepared for Clifford B Green Jr. & Kathleen Green, Clifford B. Green Sr. & Frances V. Green, Ernest Nichols & Isabelle Nichols, Westerly of Day Street, Brooklyn, Connecticut, Date: March 1993, Scale: 1"=50', Prepared by KNP Associates
- 4. Compilation Plan of Land to be Conveyed to Richard & Carleen Green, 23 Frances Lane, Danielson, Connecticut, Date: May 1999, Scale: 1"=200', Prepared by Normandin & Associates
- 5. Compilation Plan Prepared for Clifford B Green & Sons, Day Street, Brooklyn, Connecticut, Date: November 2007, Scale: 1"=200', Prepared by KNP Associates
- 6. Plan of land Surveyed for Clifford B Green and Frances Green in the Town of Brooklyn, Connecticut, Date: 1"=40', Date: October 1954, Prepared by William Pike
- 7. Subdivision of Land of Clifford B Green and Frances Green, Day Street, Brooklyn, Connecticut, Date: April 1977, Scale: 1"=50', Prepared by Kletyka Woodis and Pike

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- STONEWALL
- STONEWALL REMAINS
- 100 YEAR FLOOD LIMIT
- EXISTING TREELINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- BUILDING SETBACK
- IRON PIN FOUND
- DRILL HOLE FOUND
- MONUMENT FOUND
- PROPERTY POINT
- UTILITY POLE



To My Knowledge and Belief this map is substantially correct as noted hereon

Paul M. Archer LLS #10013

5-10-2021

Date

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

REVISIONS	
Date	Revisions Per NECCOG Comments
5/10/2021	

Existing Condition Plan

Prepared For:

CNG Holdings LLC

Day Street

Brooklyn, Connecticut

DRAWING SCALE: 1"=10'

0 5 10 20

ARCHER Surveying LLC

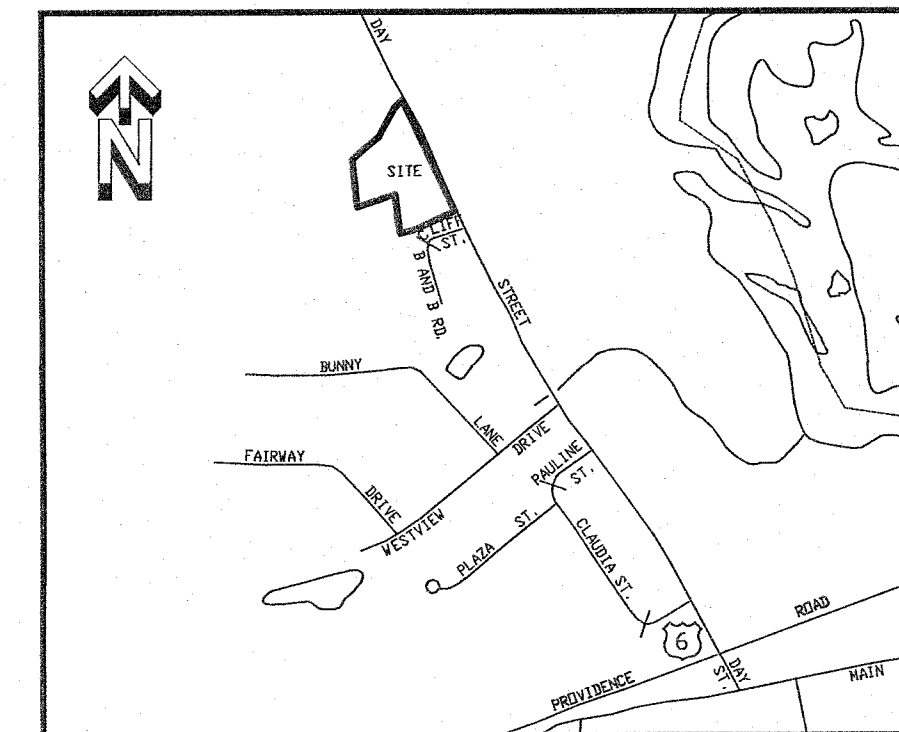
18 Providence Road, Brooklyn, CT

(860) 779-2240

Sheet No. 2 OF 7

Project No. 1892

Date: April 12, 2021



Location Map

SCALE
1000 0 1000
1" = 1000 FT

Notes

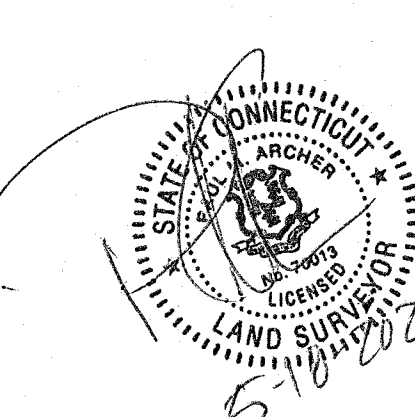
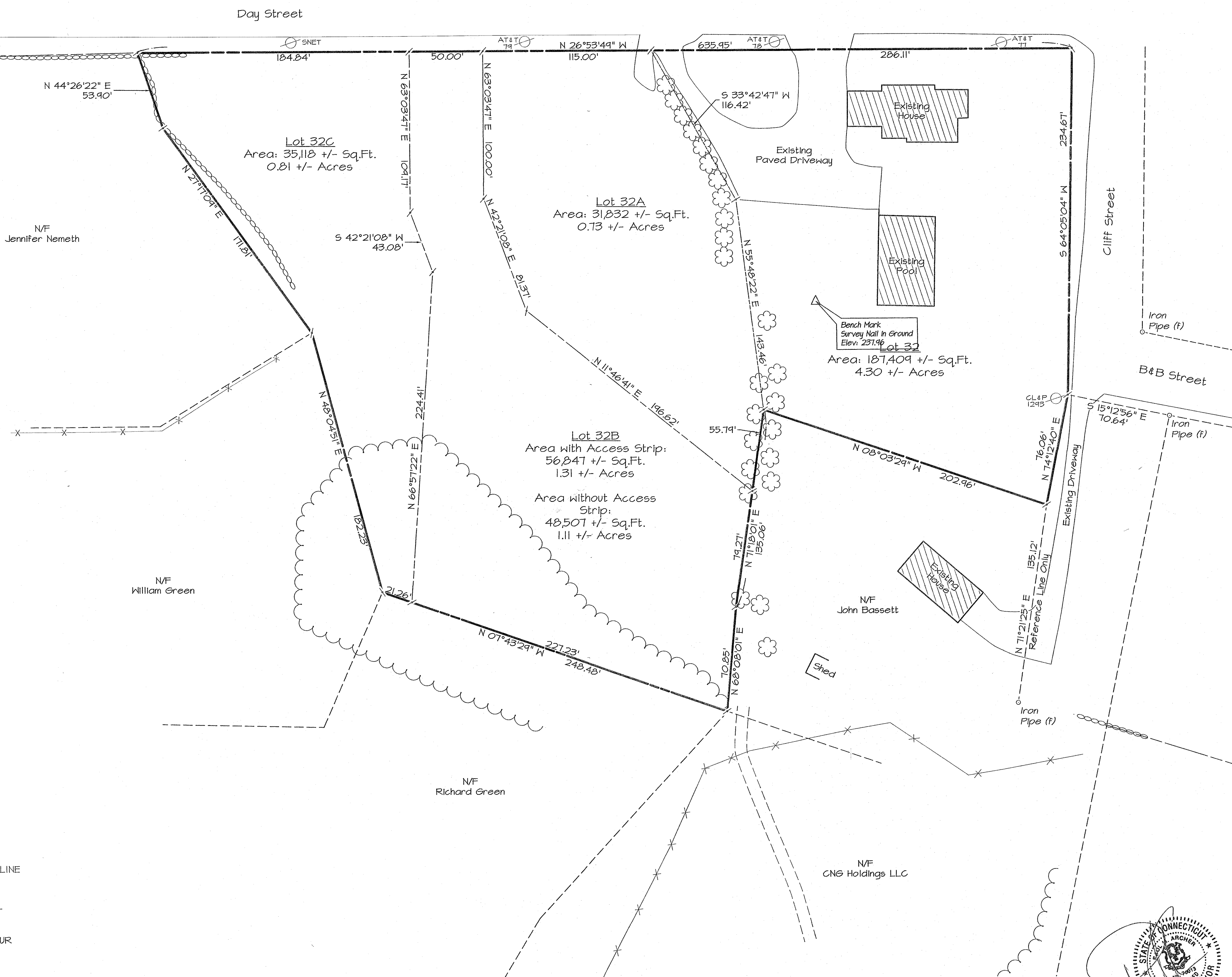
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
 - This Survey conforms to a Class "A-2" Horizontal Accuracy Class "T-2" Vertical Accuracy
 - Survey Type: Subdivision Plan
 - Boundary Determination: Resurvey on Existing Boundary Original on Proposed Boundary
 - Intent: 4 Lot Subdivision
- Total Lot Area = 4.30 Acres
Total Area of Subdivision = 4.30 Acres
- Zone = R-30
Area = 30,000 Sq.Ft.
Frontage = 110'
Front/Rear Setback = 50'
Side Setback = 30'
- Owner / Applicant = CNG Holdings LLC
84 Covell Road
Pomfret Center, CT 06254
- Parcel is shown as Lot #32 on Assessor's Map #42
- This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
- There are not known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping
- Parcel does not lie within an aquifer protection area
- The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)
- Passive Solar Energy techniques were considered in the design of the subdivision
- As per the Wetlands Report by Joseph Theroux, Soil Scientist, there are no wetlands located on the property

Map References

- Compilation Plan showing Parcels to Be Conveyed By Patricia Bassett, Justine Blackmer, Clifford B. Green Jr., Frederick Green, Richard Green, Verna Jacobson & Isabel Nichols, Day Street, Cliff Street & B&B Street, Brooklyn, Connecticut, Date: September 2018 - Revised January 2019, Scale: 1"=100', Prepared by PC Survey
- Subdivision Plan Prepared for Clifford B Green & Frances Green, Cliff Street, Brooklyn, Connecticut, Date: June 1986, Scale: 1"=40' Prepared by Kietlyka, Woodis & Pike
- Survey Plan Prepared for Clifford B Green Jr. & Kathleen Green, Clifford B. Green Sr. & Frances V. Green, Ernest Nichols & Isabelle Nichols, Westerly of Day Street, Brooklyn, Connecticut, Date: March 1993, Scale: 1"=50', Prepared by KHP Associates
- Compilation Plan of Land to be Conveyed to Richard & Carleen Green, 23 Frances Lane, Danielson, Connecticut, Date: May 1999, Scale: 1"=200', Prepared by Normandin & Associates
- Compilation Plan Prepared for Clifford B Green & Sons, Day Street, Brooklyn, Connecticut, Date: November 2007, Scale: 1"=200', Prepared by KHP Associates
- Plan of land Surveyed for Clifford B Green and Frances Green in the Town of Brooklyn, Connecticut, Date: 1"=40', Date: October 1959, Prepared by William Pike
- Subdivision of Land of Clifford B Green and Frances Green, Day Street, Brooklyn, Connecticut, Date: April 1977, Scale: 1"=50', Prepared by Kietlyka Woodis and Pike

LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	STONEWALL
	STONEWALL REMAINS
	100 YEAR FLOOD LIMIT
	EXISTING TREELINE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	BUILDING SETBACK
	IRON PIN FOUND
	DRILL HOLE FOUND
	MONUMENT FOUND
	PROPERTY POINT
	UTILITY POLE



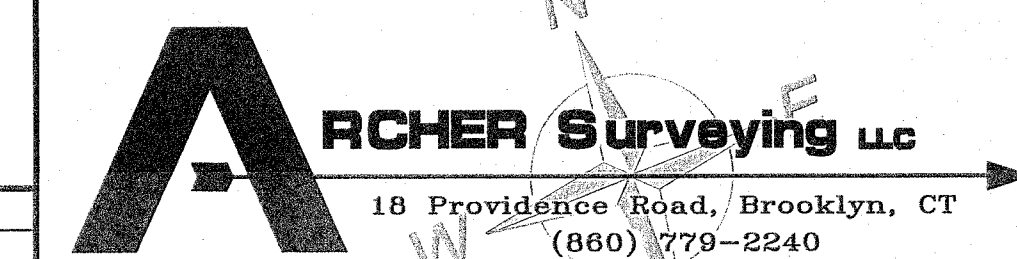
REVISIONS	
5/10/2021	Revisions Per NECCOG Comments

Subdivision Plan "4 Lot Subdivision"

Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=10'

0 5 10 20



Sheet No. 3 OF 7 Project No. 1892 Date: April 12, 2021

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 Associations of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A2" Horizontal Accuracy
Class "T-2" Vertical Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary
Original on Proposed Boundary
- Intent: 4 Lot Subdivision

2. Total Lot Area = 4.30 Acres
Total Area of Subdivision = 4.30 Acres

3. Zone = R-30

4. Owner / Applicant = CNG Holdings LLC
84 Covell Road
Pomfret Center, CT 06254

5. Parcel is shown as Lot #32 on Assessor's Map #42

6. This Subdivision does not include land areas within the Federal Emergency Management Agency's 100 year flood hazard area

7. There are not Known endangered species or species of special concern on the subject property nor within 2 miles of the subject property per the December 2006 Natural Diversity Data Base Mapping

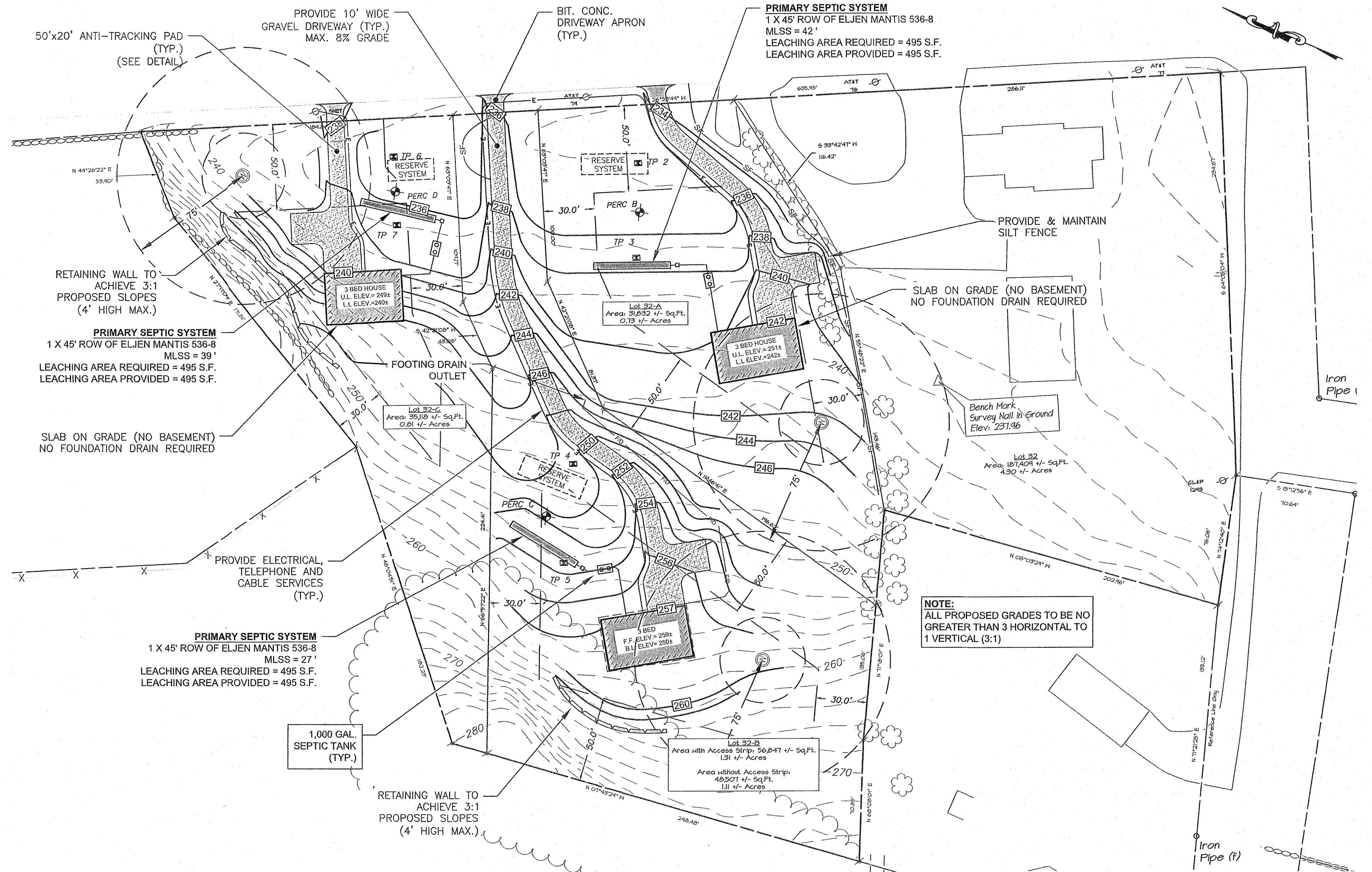
8. Parcel does not lie within an aquifer protection area

9. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.

10. North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD83)

11. Passive Solar Energy techniques were considered in the design of the subdivision

12. As per Report by Joseph Theroux, Soil Scientist, there are no wetlands located on the property



NOTE:
ALL PROPOSED GRADES TO BE NO
GREATER THAN 3 HORIZONTAL TO
1 VERTICAL (3:1)

LEGEND

---	PROPERTY LINE
---	EASEMENT
---	STONEWALL
---	STONEWALL REMAINS
---	100 YEAR FLOOD LIMIT
---	EXISTING TREELINE
---	EXISTING INDEX CONTOUR
---	EXISTING CONTOUR
---	WETLANDS FLAG
---	BUILDING SETBACK
---	SILT FENCE
---	IRON PIN FOUND
---	DRILL HOLE FOUND
---	MONUMENT FOUND
---	PROPERTY POINT
---	UTILITY POLE

SCALE: 1"=40'

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: Maureen Marcoux
WITNESSED BY: NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 03/10/2021

TEST PIT: 2	TEST PIT: 3
0' - 24" Junk Fill Material	0' - 8" Topsoil
24" - 43" Loamy Sand, Some Stone	8" - 34" Loamy Sand, Rocks
43" - 104" Compact Loamy Fine Sand, Some Stone	34" - 86" Mod. Compact Loamy Fine Sand, Rocks
MOTTLES: 43"	MOTTLES: NO
GROUNDWATER: NO	GROUNDWATER: NO
LEDGE: NO	LEDGE: NO
ROOTS: NO	ROOTS: NO
RESTRICTIVE: 43"	RESTRICTIVE: 34"

TEST PIT: 4	TEST PIT: 5
0' - 9" Topsoil	0' - 11" Topsoil Some Lrg Rocks
9" - 39" Loamy Sand, Rocks	11" - 31" Sandy Loam, Some Lrg Rocks
39" - 97" Grey Mod. Compact Loamy Fine Sand	31" - 52" Loamy Sand
MOTTLES: 39"	MOTTLES: NO
GROUNDWATER: NO	GROUNDWATER: NO
LEDGE: NO	LEDGE: NO
ROOTS: NO	ROOTS: NO
RESTRICTIVE: 39"	RESTRICTIVE: 52"

TEST PIT: 6	TEST PIT: 7
0' - 12" Topsoil Some Lrg Rocks	0' - 9" Topsoil Some Rocks
12" - 25" Sandy Loam, Some Lrg Rocks	9" - 22" Sandy Loam some Rocks
25" - 46" Loamy Sand, Some Lrg Rocks	22" - 39" Loamy sand, some rocks
46" - 103" Mod. Compact Loamy Fine Sand, Lrg Rocks	39" - 98" Mod Compact Loamy Fine Sand, stones
MOTTLES: NO	MOTTLES: NO
GROUNDWATER: NO	GROUNDWATER: NO
LEDGE: NO	LEDGE: NO
ROOTS: NO	ROOTS: NO
RESTRICTIVE: 46"	RESTRICTIVE: 39"

PERCOLATION DATA

TIME	DROP (INCHES)
10:55	5.5
11:00	7.5
11:06	9.0
11:12	10.25
11:18	11

PERCOLATION RATE > 8.0 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 3/10/2021
PERFORMED BY Maureen Marcoux

PERCOLATION DATA

TIME	DROP (INCHES)
10:05	7.25
10:08	9.0
10:16	11.5
10:26	13.5
10:36	15.5
10:46	17.0

PERCOLATION RATE > 6.6 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 3/10/2021
PERFORMED BY Maureen Marcoux

PERCOLATION DATA

TIME	DROP (INCHES)
10:58	2.75
11:04	5.25
11:10	7.0
11:20	9.25
11:30	11.25

PERCOLATION RATE > 5.0 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 3/10/2021
PERFORMED BY Maureen Marcoux

LOT 32-C CONCEPT SEPTIC SYSTEM

SINGLE FAMILY - 3 BEDROOM HOUSE	UNIT
PERCOLATION RATE:	5.0 Min/in
EFFECTIVE LEACHING AREA REQUIRED =	495.0 SF

USE ELJEN MANTIS 536-8	
EFFECTIVE LEACHING AREA OF GALLERY =	11.0 SF/LF
REQUIRED LENGTH =	45.0 LF

MLSS CALCULATION	UNIT
HYDRAULIC FACTORS:	
DOWNSTREAM SLOPE =	5.0 %
DEPTH TO RESTRICTIVE LAYER	39.0 IN
HYDRAULIC FACTOR (HF) =	26.0
FLOW FACTOR (FF) =	1.5
PERCOLATION FACTOR (PF) =	1.0
MLSS REQUIRED = 26 x 1.5 x 1.0	39.0 LF

PROPOSED SYSTEM	UNIT
NUMBER OF ROWS OF 536-8 Full Profile	1.0
MLSS PROVIDED	45.0 LF
LEACHING AREA PROVIDED =	495 SF

LOT 32-B CONCEPT SEPTIC DESIGN

SINGLE FAMILY - 3 BEDROOM HOUSE	UNIT
PERCOLATION RATE:	6.6 Min/in
EFFECTIVE LEACHING AREA REQUIRED =	495.0 SF

USE ELJEN MANTIS 536-8	
EFFECTIVE LEACHING AREA OF GALLERY =	11.0 SF/LF
REQUIRED LENGTH =	45.0 LF

MLSS CALCULATION	UNIT
HYDRAULIC FACTORS:	
DOWNSTREAM SLOPE =	15.0 %
DEPTH TO RESTRICTIVE LAYER	39.0 IN
HYDRAULIC FACTOR (HF) =	18.0
FLOW FACTOR (FF) =	1.5
PERCOLATION FACTOR (PF) =	1.0
MLSS REQUIRED = 18 x 1.5 x 1.0	27.0 LF

PROPOSED SYSTEM	UNIT
NUMBER OF ROWS OF 536-8 Full Profile	1.0
MLSS PROVIDED	45.0 LF
LEACHING AREA PROVIDED =	495 SF

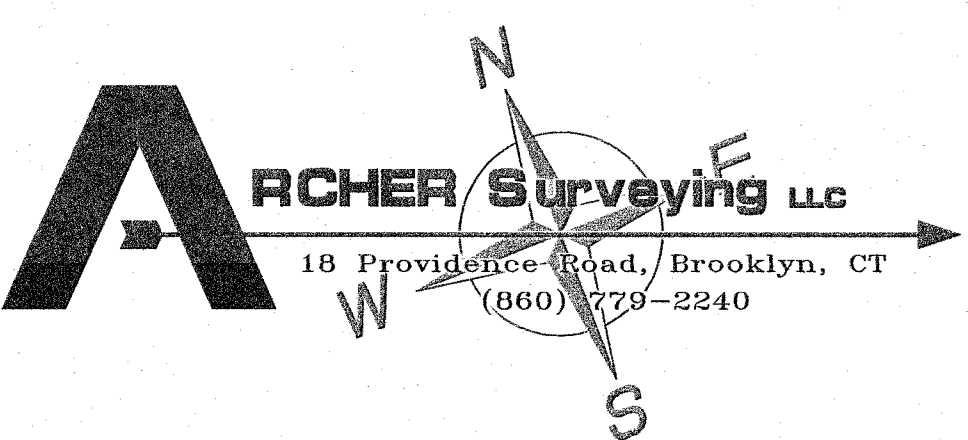
LOT 32-A CONCEPT SEPTIC SYSTEM

SINGLE FAMILY - 3 BEDROOM HOUSE	UNIT
PERCOLATION RATE:	8.0 Min/in
EFFECTIVE LEACHING AREA REQUIRED =	495.0 SF

USE ELJEN MANTIS 536-8	
EFFECTIVE LEACHING AREA OF GALLERY =	11.0 SF/LF
REQUIRED LENGTH =	45.0 LF

MLSS CALCULATION	UNIT
HYDRAULIC FACTORS:	
DOWNSTREAM SLOPE =	5.0 %
DEPTH TO RESTRICTIVE LAYER	34.0 IN
HYDRAULIC FACTOR (HF) =	28.0
FLOW FACTOR (FF) =	1.5
PERCOLATION FACTOR (PF) =	1.0
MLSS REQUIRED = 28 x 1.5 x 1.0	42.0 LF

PROPOSED SYSTEM	UNIT
NUMBER OF ROWS OF 536-8 Full Profile	1.0
MLSS PROVIDED	45.0 LF
LEACHING AREA PROVIDED =	495 SF



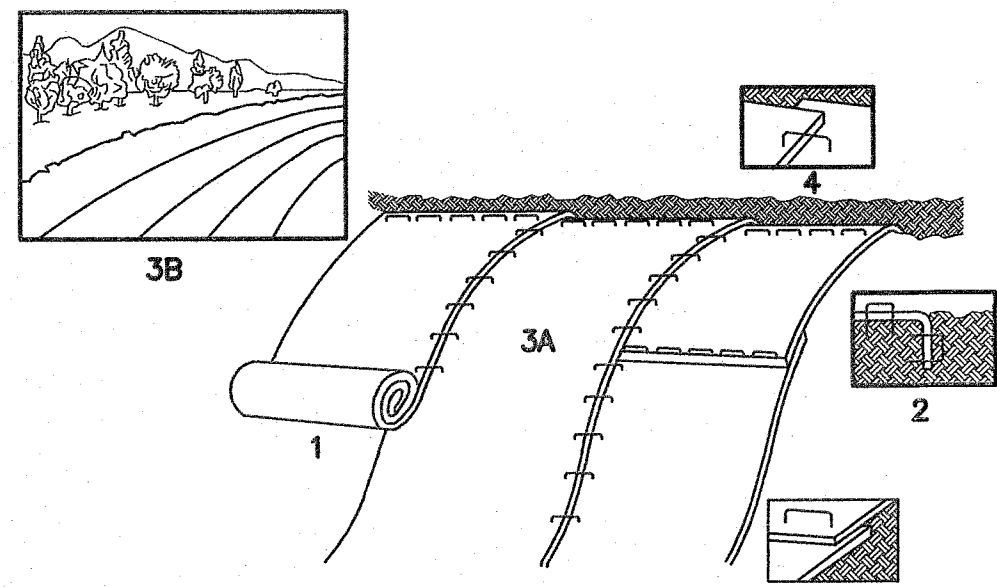
1 05/11/21 VARIOUS MODIFICATIONS		CNG HOLDINGS, LLC		Project No. CLA-6736
No.	DATE	REVISION		Proj. Engineer R.A.D.
SUBDIVISION DAY STREET BROOKLYN, CT				Date: 04/21/21
GRADING AND SEPTIC DESIGN PLAN				Sheet No. 4 of 7

EROSION & SEDIMENTATION CONTROL NARRATIVE

1. THE EROSION & SEDIMENTATION CONTROL PLAN AND DETAILS HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
2. THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDE SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
4. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
5. STAKED HAY BALE SILT BARRIERS OR SILT FENCE SHALL BE INSTALLED AROUND ANY TEMPORARY STOCKPILE AREAS. TEMPORARY VEGETATIVE COVER MAY BE REQUIRED (SEE NOTE).
6. INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
7. CONTINUOUS DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES.
8. IF DEWATERING IS NECESSARY DURING ANY TIME OF CONSTRUCTION A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS SHOWN IN THE HAY-BALE BARRIER DEWATERING DETAIL OR ALTERNATE METHOD PROPOSED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
10. IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
11. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
12. ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
13. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
14. UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEP.
15. THE CONTRACTOR SHALL PROVIDE THE NAME AND EMERGENCY CONTACT INFORMATION FOR THE PROJECT PERSONNEL RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS PRIOR TO THE START OF CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL CONTINUALLY STORE THE FOLLOWING MATERIALS ONSITE DURING CONSTRUCTION TO MEET UNEXPECTED EROSION NEEDS

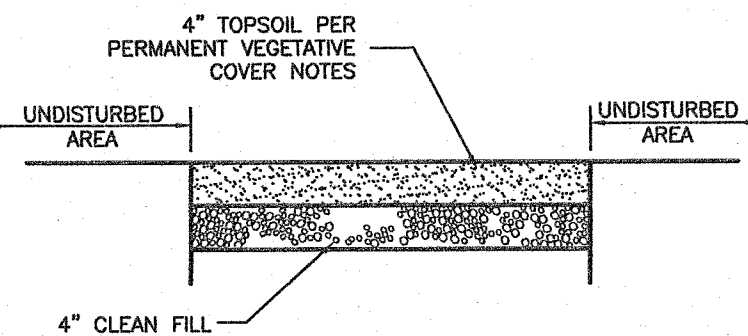
- * 100 LF OF SILT FENCE
- * 10 HAY BALES
- * 10 CY OF WOOD CHIPS OR CRUSHED STONE



1. PROVIDE 4" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZER & MULCH)
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP x 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKET (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

NOTE: ALL PERMANENT EROSION CONTROL BLANKETS ARE TO BE NORTH AMERICAN GREEN BROWN GREEN OR APPROVED EQUAL.

EROSION CONTROL MATTING DETAIL
(FOR 3:1 SLOPES OR GREATER)



TYPICAL LOAM & SEED SECTION DETAIL
(FOR ALL DISTURBED AREAS)

SLOPE STABILIZATION DETAILS
NOT TO SCALE

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL IN THE STOCKPILE HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY MULCH AND DRIVE TRACKED EQUIPMENT UP AND DOWN SLOPE OVER ENTIRE SURFACE SO CLEAT MARKS ARE PARALLEL TO THE CONTOURS.

PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATIONS HAVE BEEN COMPLETED AND THE SLOPES ARE GRADED AS SHOWN ON THE PLANS. PROVIDE SLOPE PROTECTION AS CALLED FOR ON THE PLANS AND DETAILS. TOPSOIL SHALL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS.

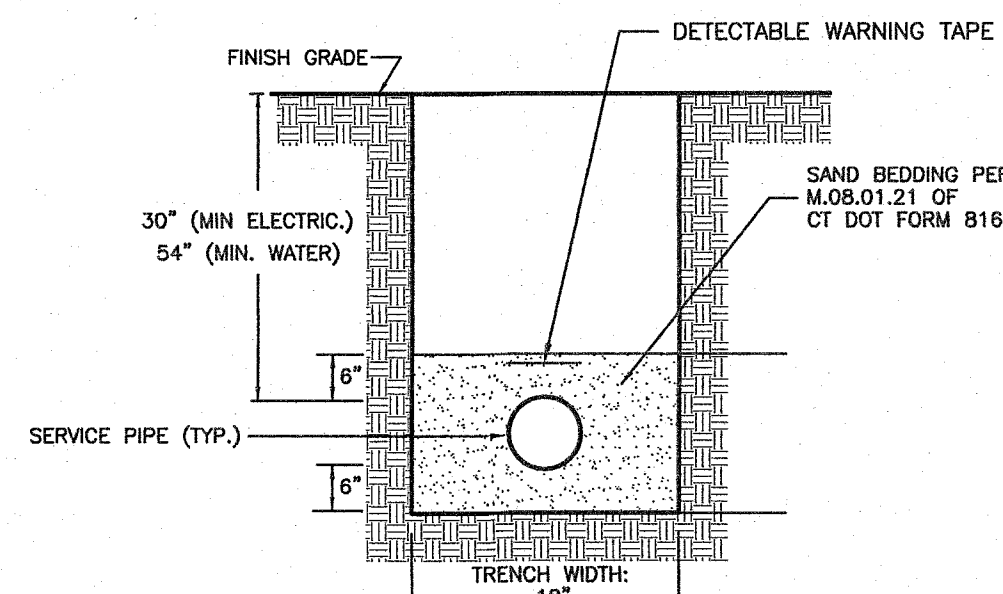
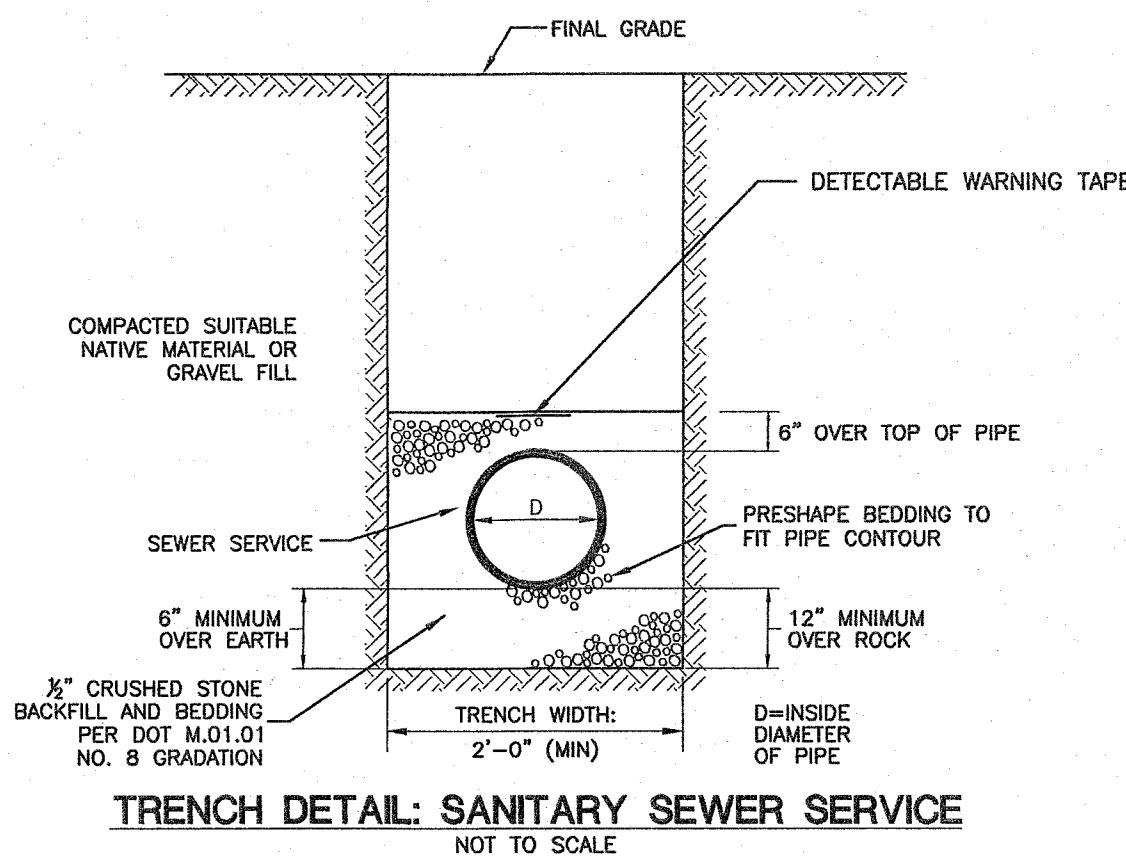
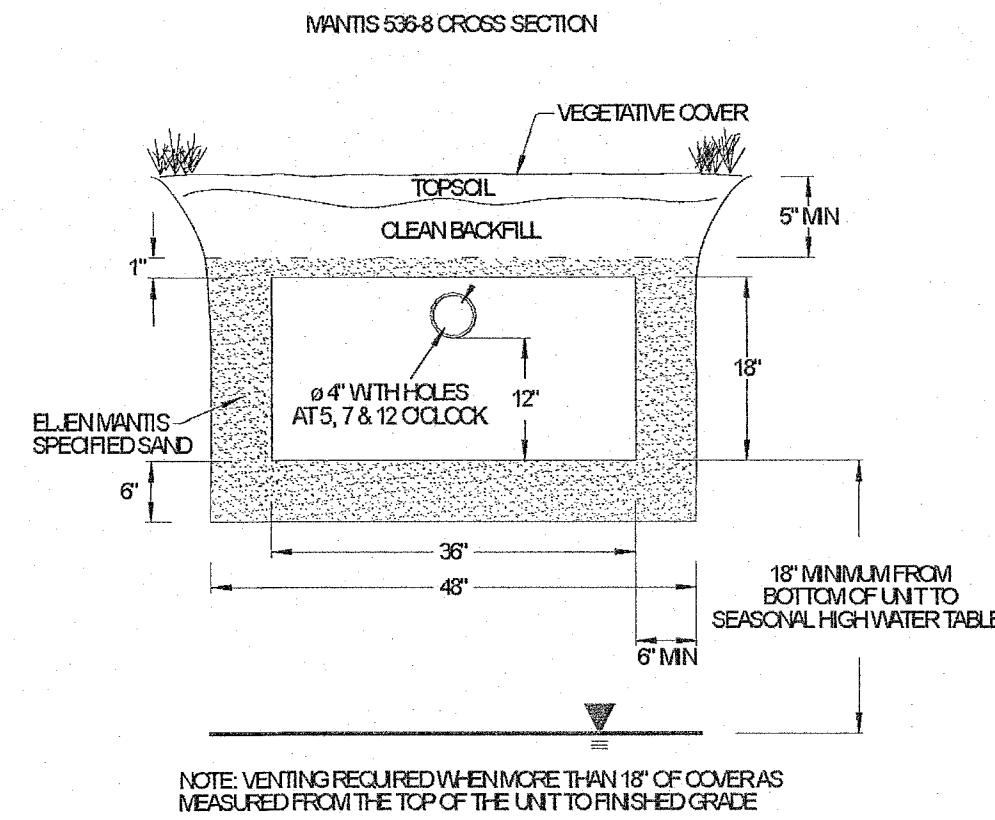
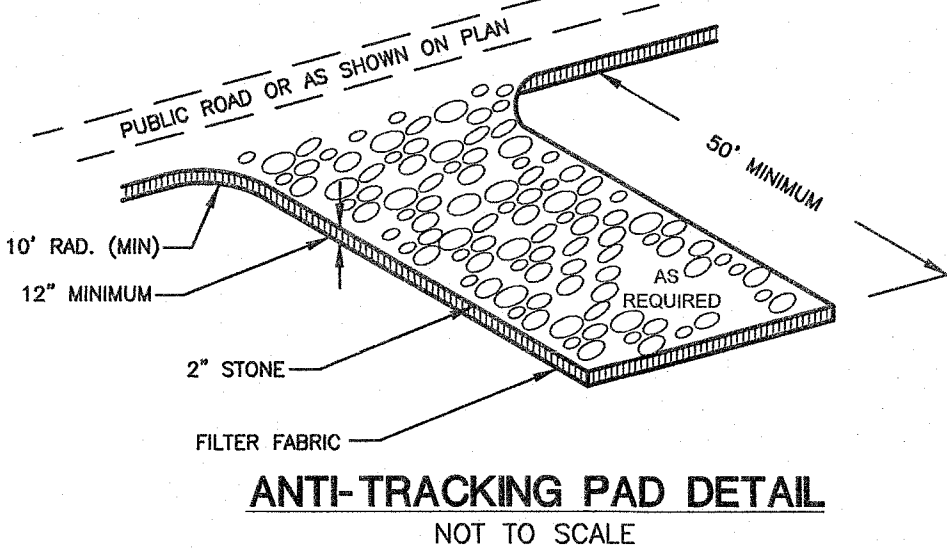
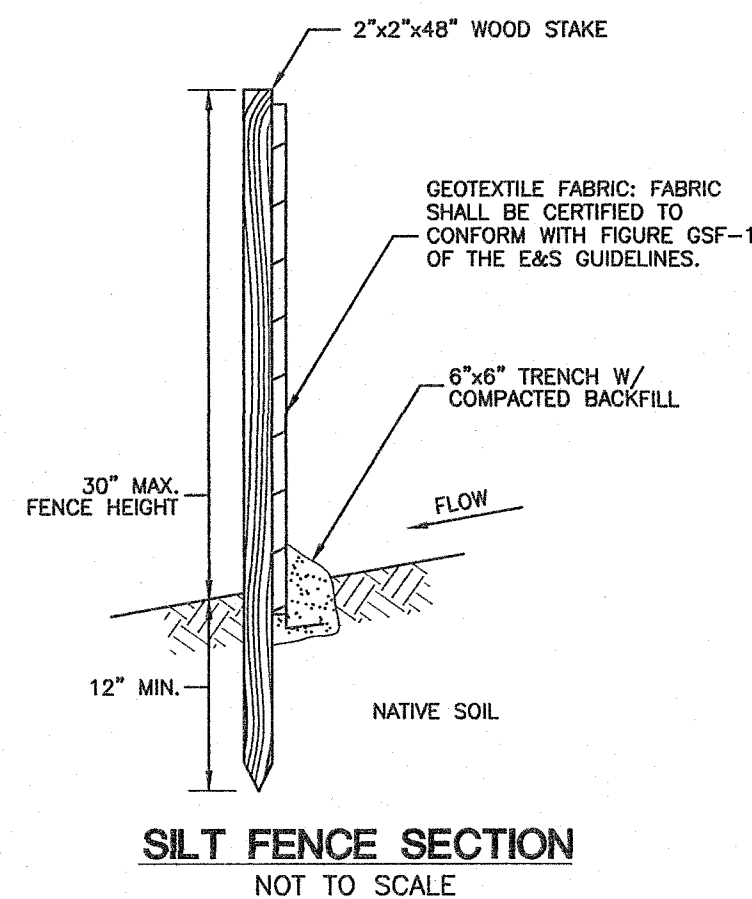
- APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F.
- APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER 1000 S.F.
- WORK LIMESTONE AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES.
- INSPECT SEEDBED BEFORE SEEDING.
- IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS.
- APPLY THE FOLLOWING GRASS SEED MIX:

TYPICAL SEED MIXTURE

ALL DISTURBED AREAS

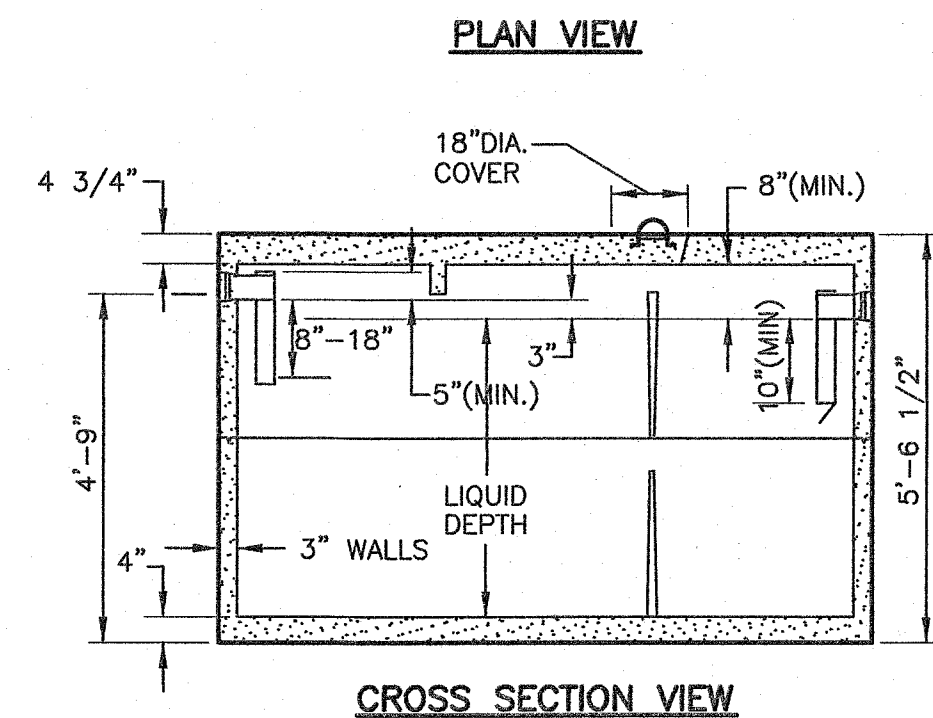
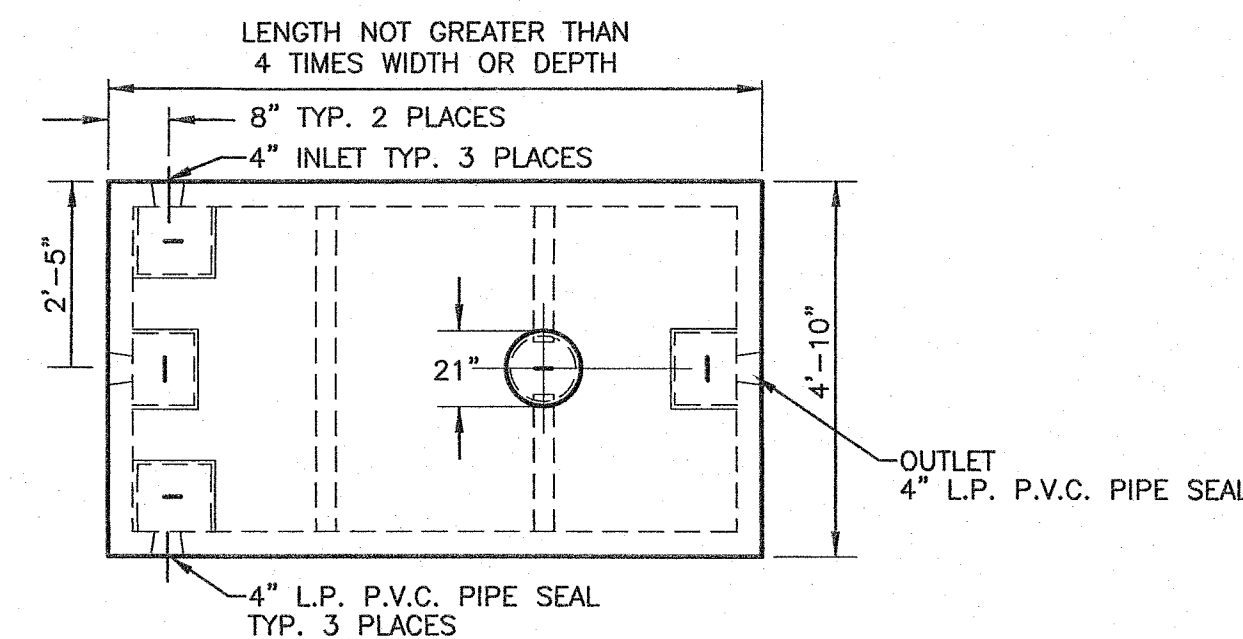
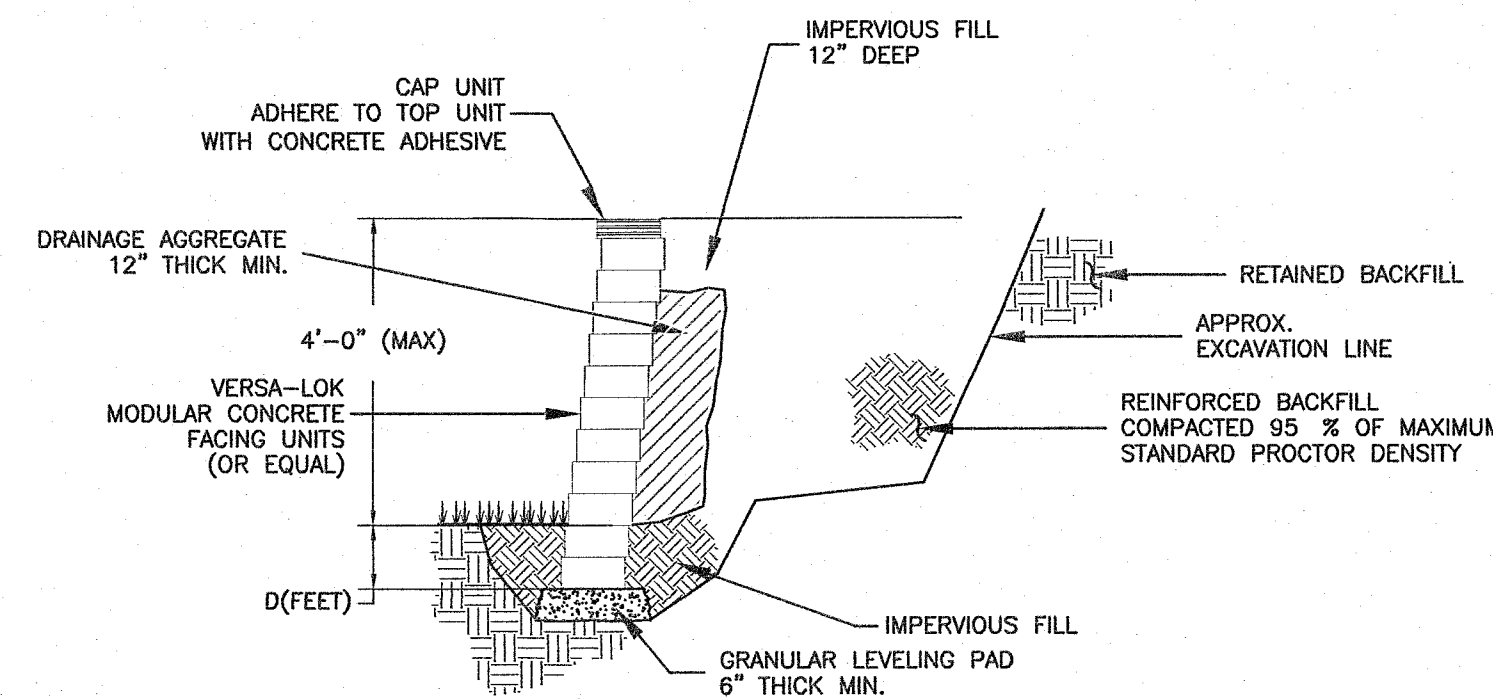
KENTUCKY BLUEGRASS
CREeping RED FESCUE
PERENNIAL RYEGRASS

LBS./ACRE	LBS./1000 S.F.
20	0.45
20	0.45
5	0.10
45	1.00

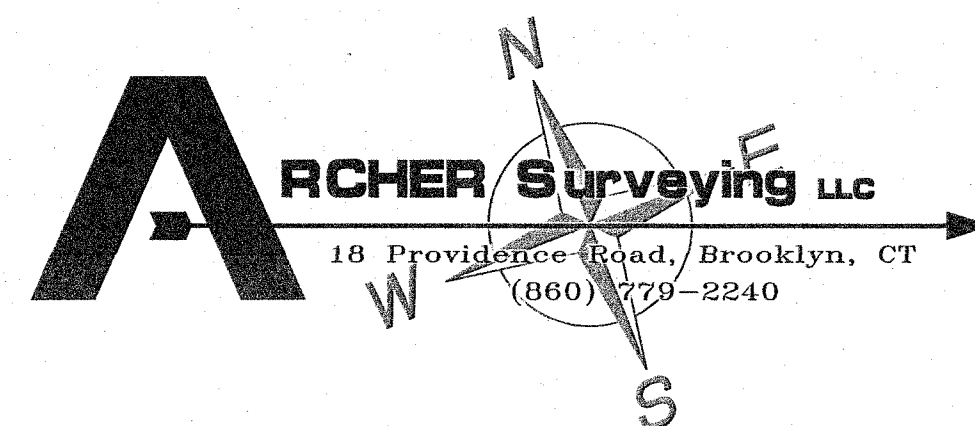
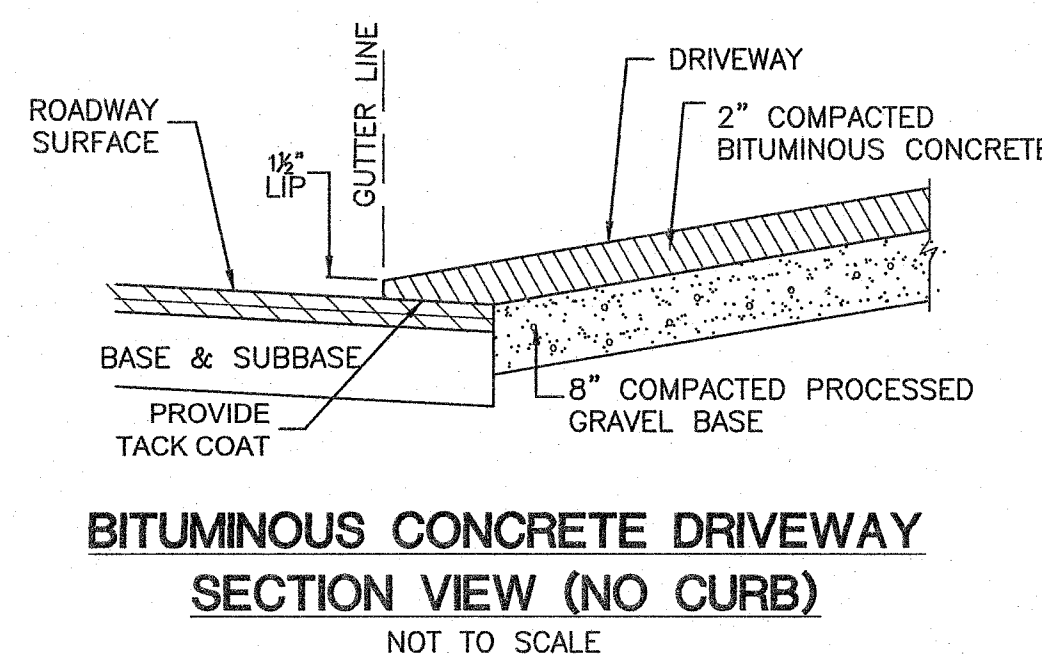
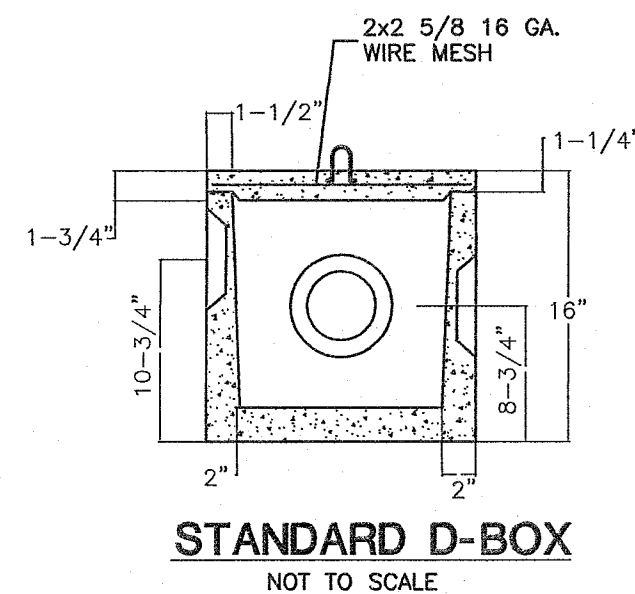


- NOTES:
1. TRENCH WIDTHS NOTED ARE SET TO ESTABLISH PAY LIMITS ONLY.
 2. ALL EXCAVATIONS MUST MEET OSHA STANDARDS.
 3. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 90% OF THE DRY DENSITY FOR THAT MATERIAL.
 4. CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 90% OF THE DRY DENSITY FOR THAT MATERIAL.
 5. MAINTAIN 2" SEPARATION BETWEEN MULTIPLE CONDUIT TRENCHES

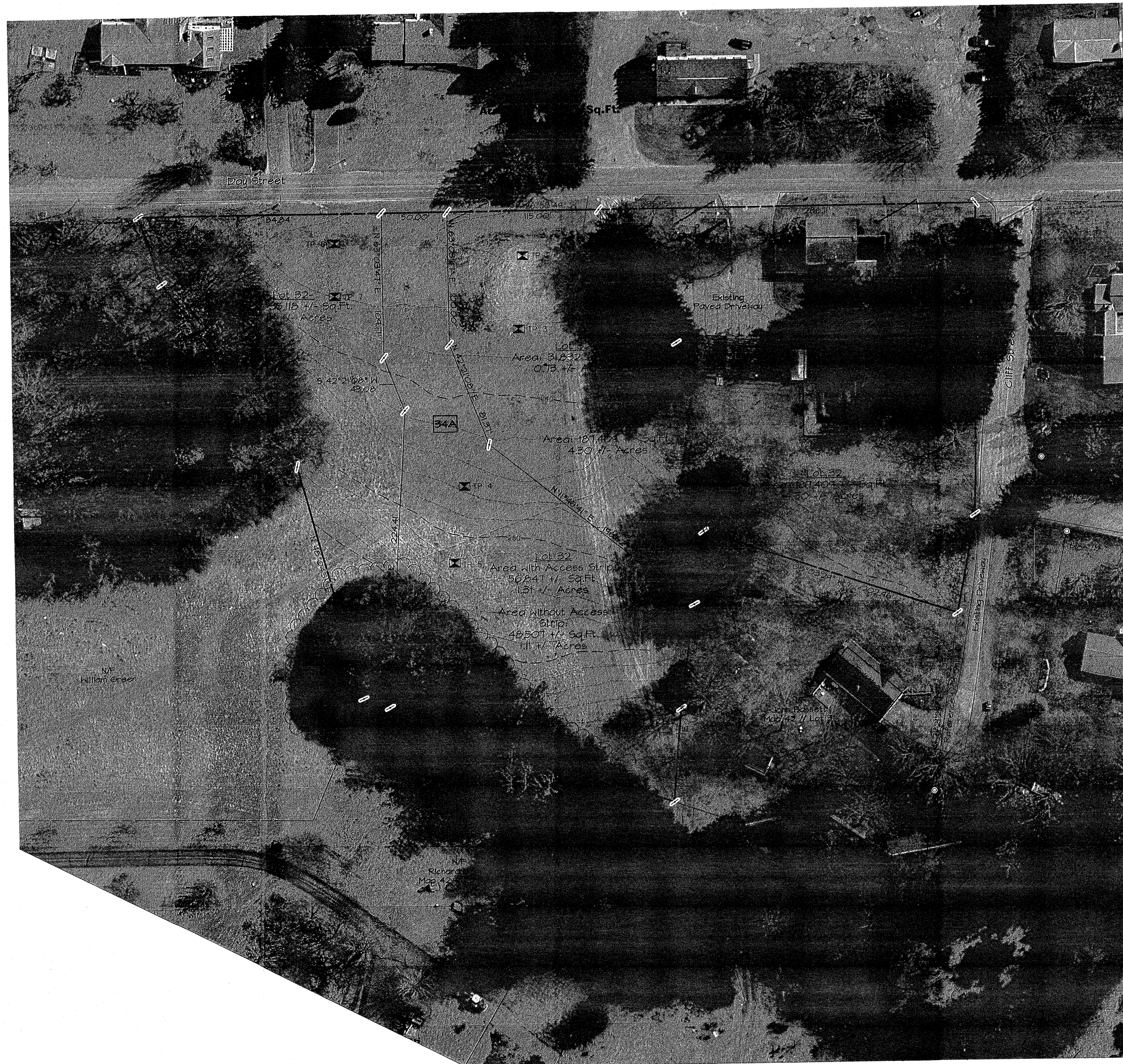
TYPICAL SERVICE PIPE TRENCH DETAIL
NOT TO SCALE



1,000 GALLON SEPTIC TANK
NOT TO SCALE



1		05/11/21	VARIOUS MODIFICATIONS	CLAE Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING	
No.	DATE	REVISION		317 Main Street Norwich, CT 06360 (860) 886-1968 Fax (860) 886-9165	
CNG HOLDINGS, LLC				Project No. CLA-6736	
SUBDIVISION DAY STREET BROOKLYN, CT				Proj. Engineer R.A.D.	
NOTES & CONSTRUCTION DETAILS				Date: 04/21/21	
				Sheet No. 5 of 7	



LEGEND

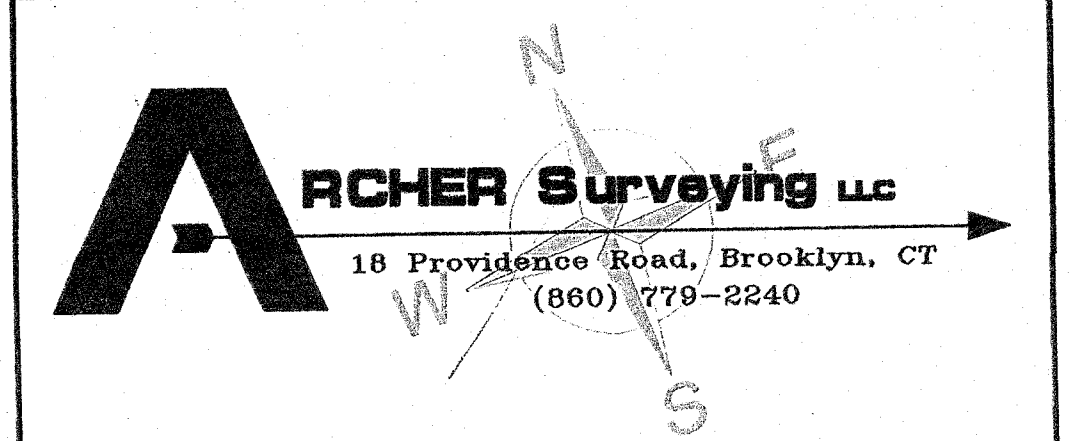
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	EASEMENT
	STONEWALL
	STONEWALL REMAINS
	100 YEAR FLOOD LIMIT
	EXISTING TREELINE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	WETLANDS FLAG
	BUILDING SETBACK
	IRON PIN FOUND
	DRILL HOLE FOUND
	MONUMENT FOUND
	PROPERTY POINT
	UTILITY POLE

Soil Data	
73C	Charlton - Chatfield Complex, 0 to 15 percent Slopes, Very Rocky
34A	Merrimac Fine Sandy Loam 0 to 3 percent Slopes
34B	Merrimac Fine Sandy Loam 3 to 8 Percent Slopes

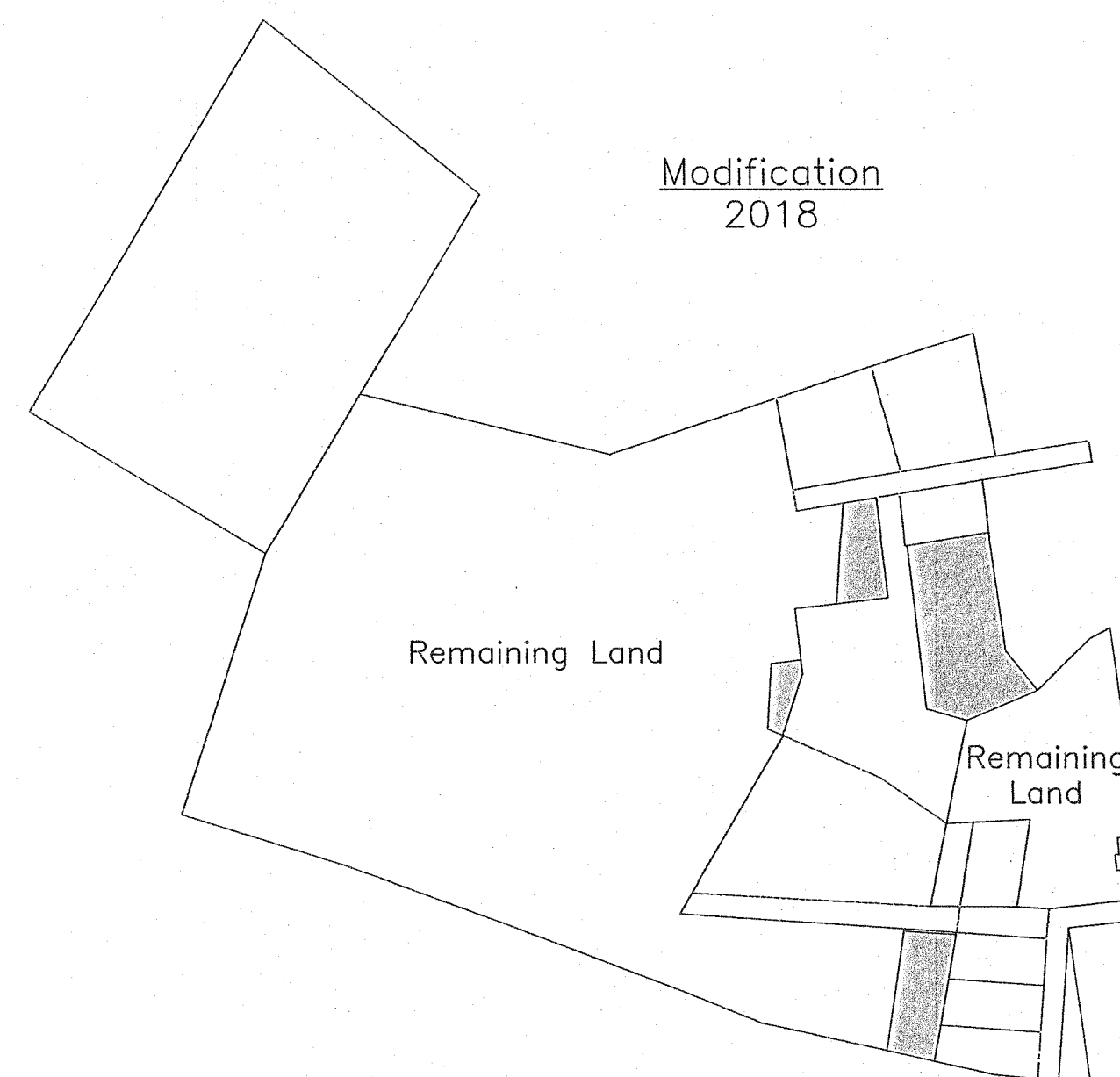
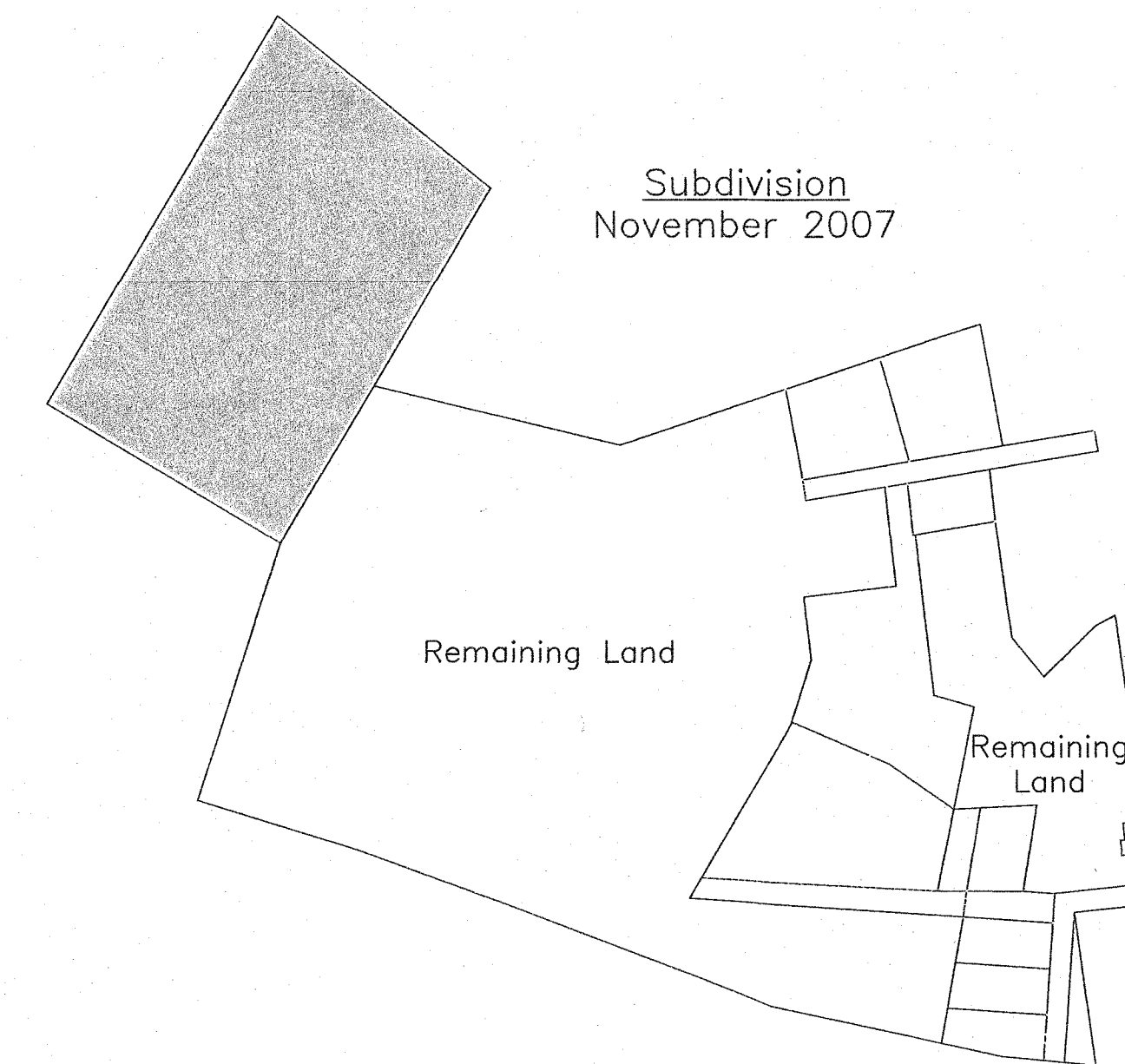
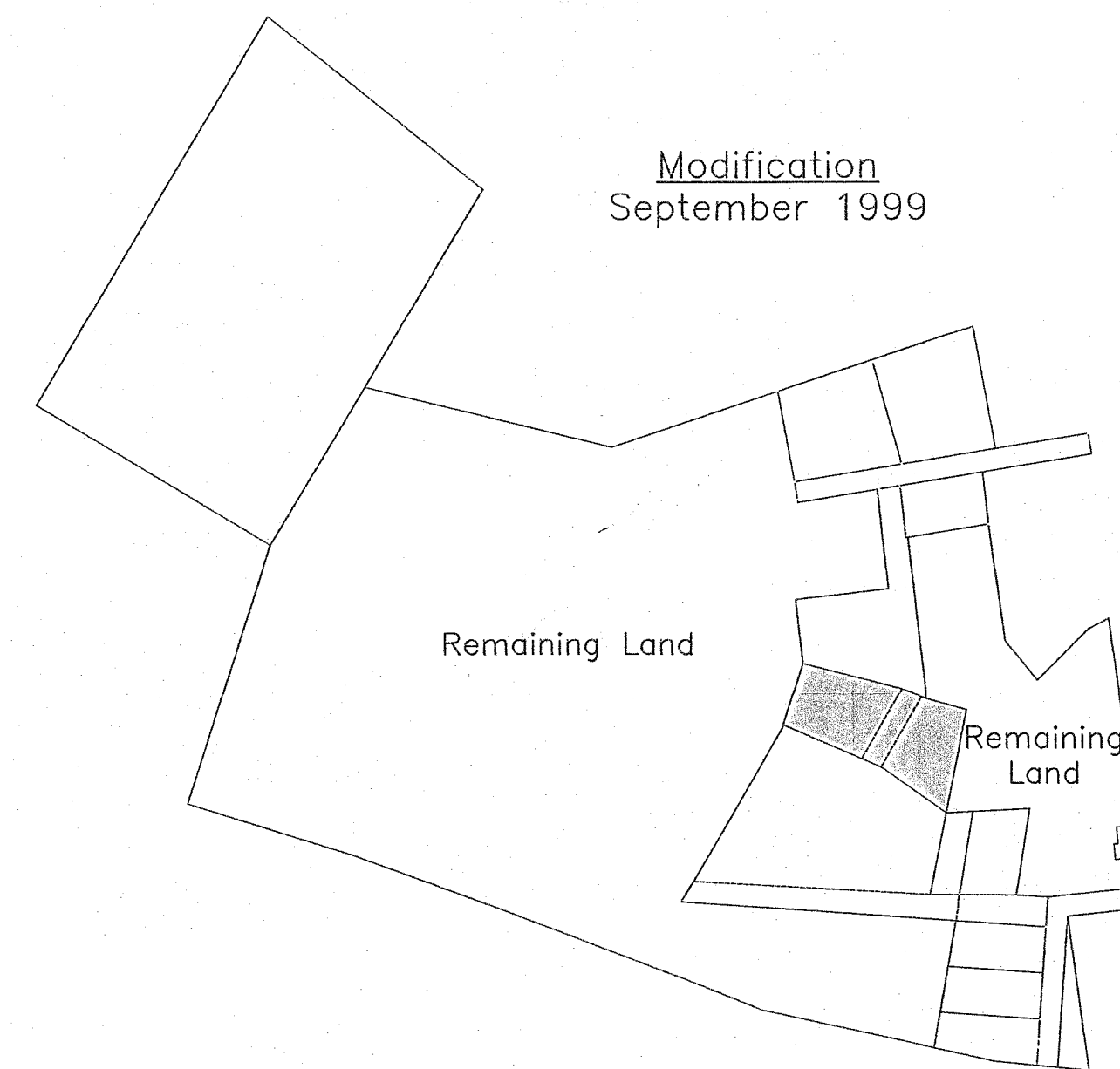
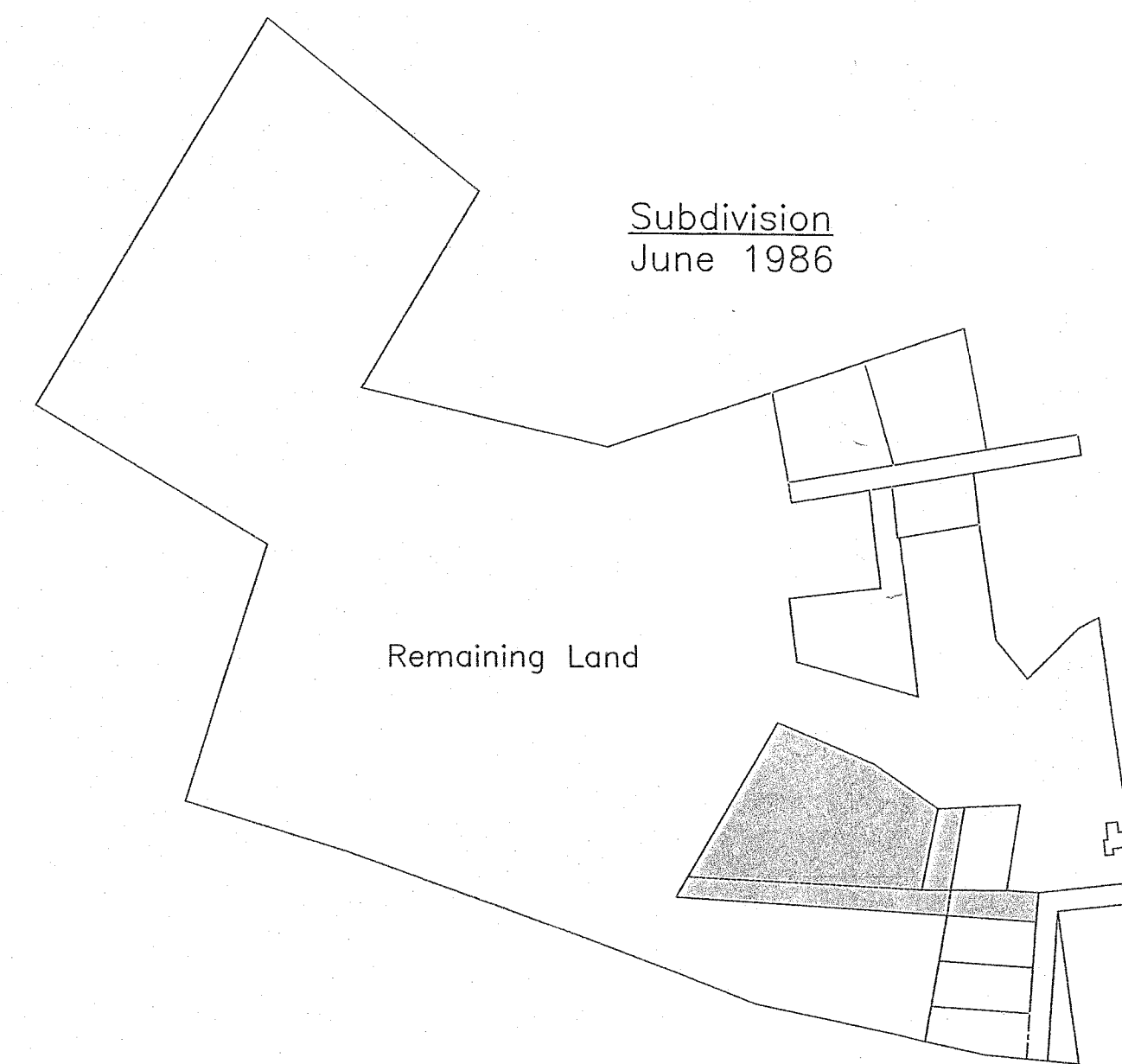
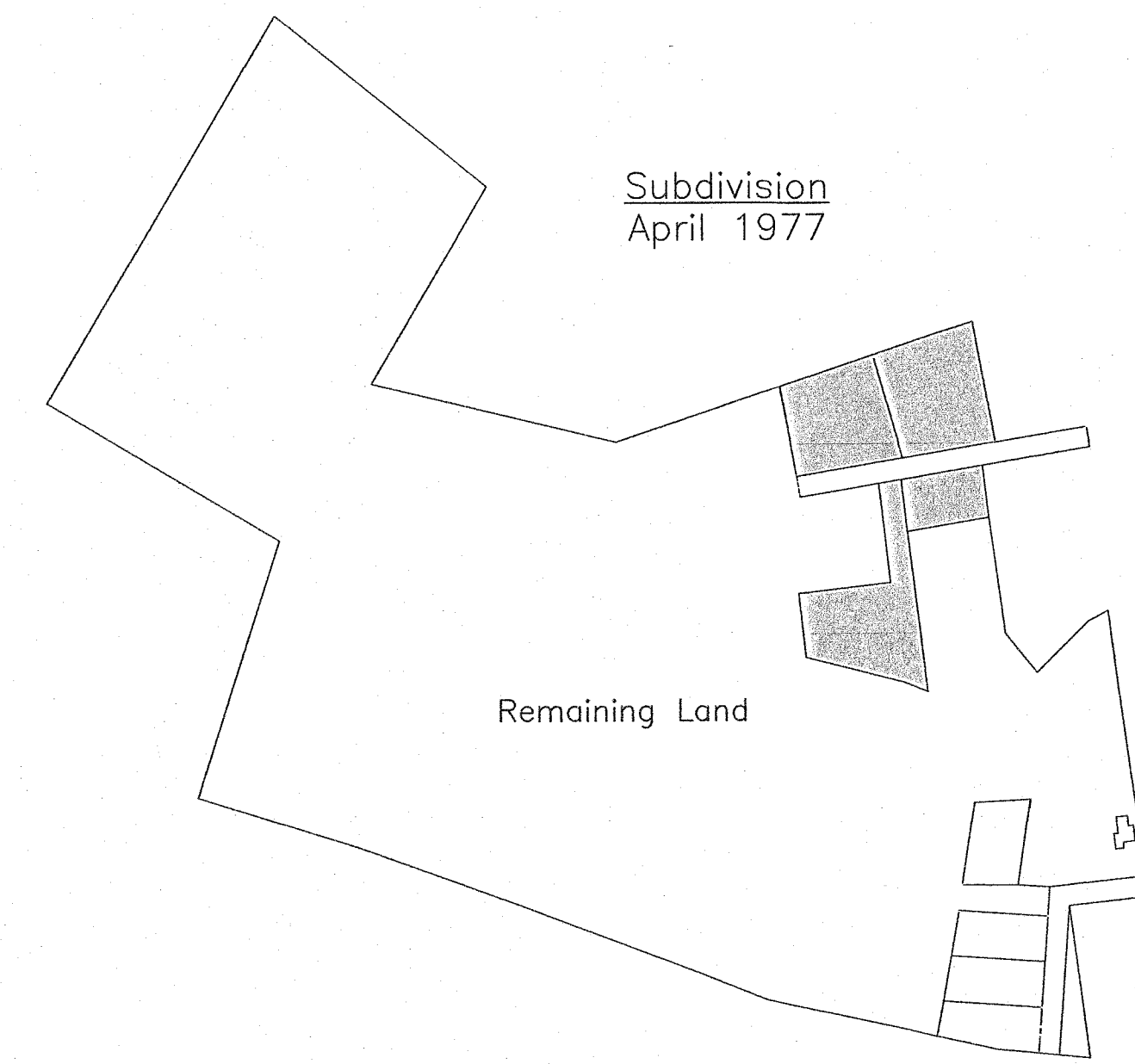
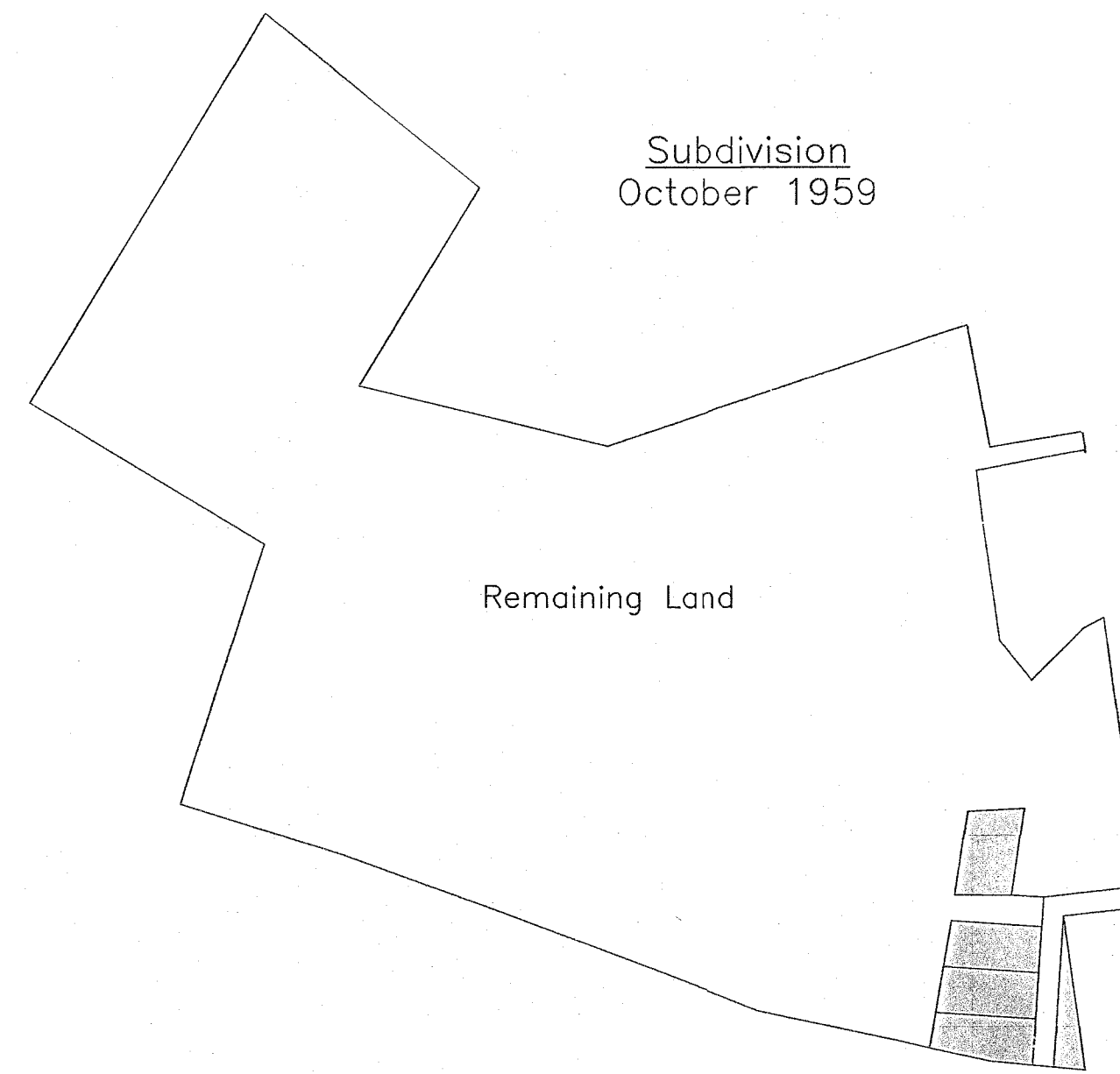
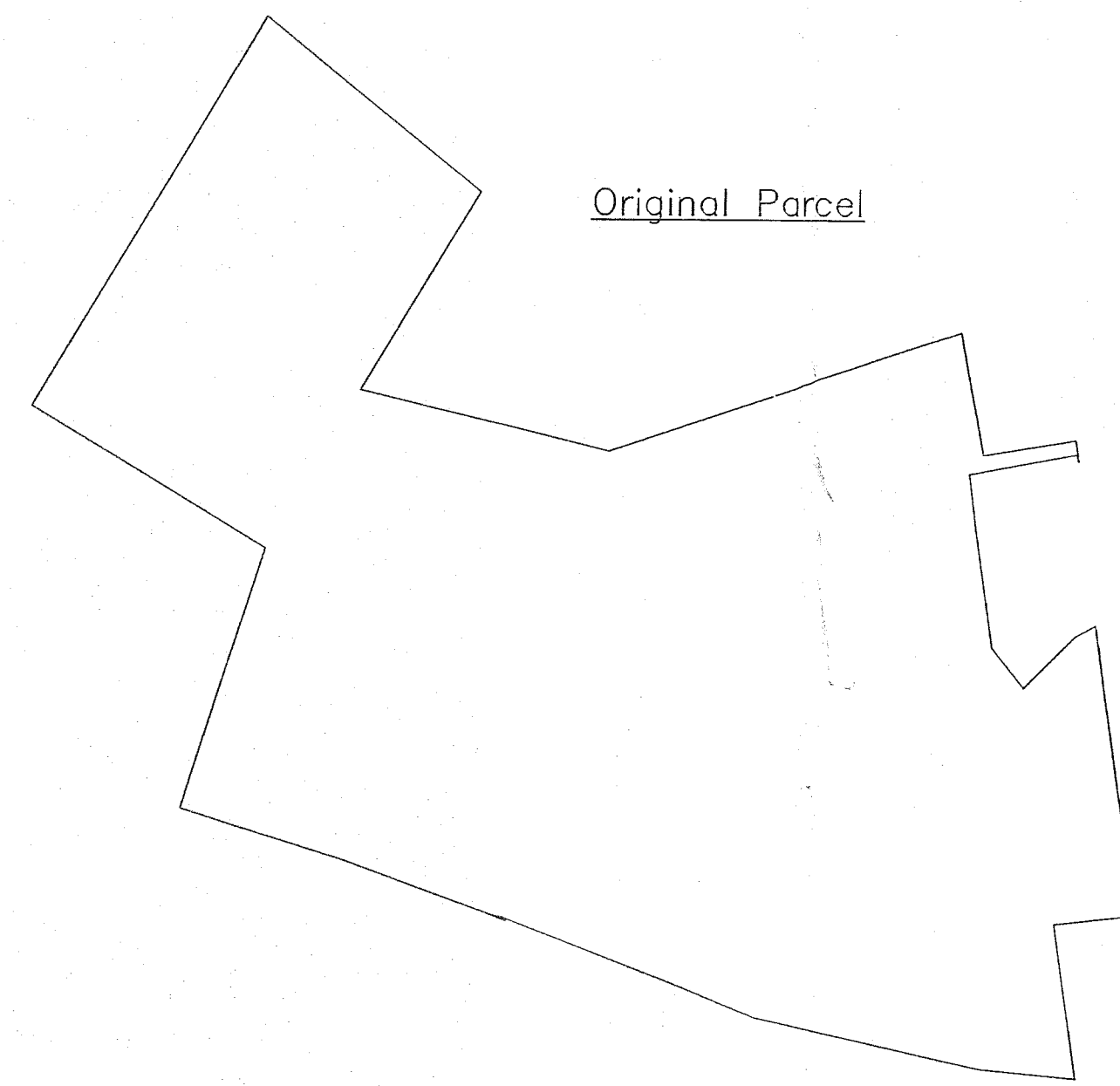
Site Analysis Plan

Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut

DRAWING SCALE: 1"=40'

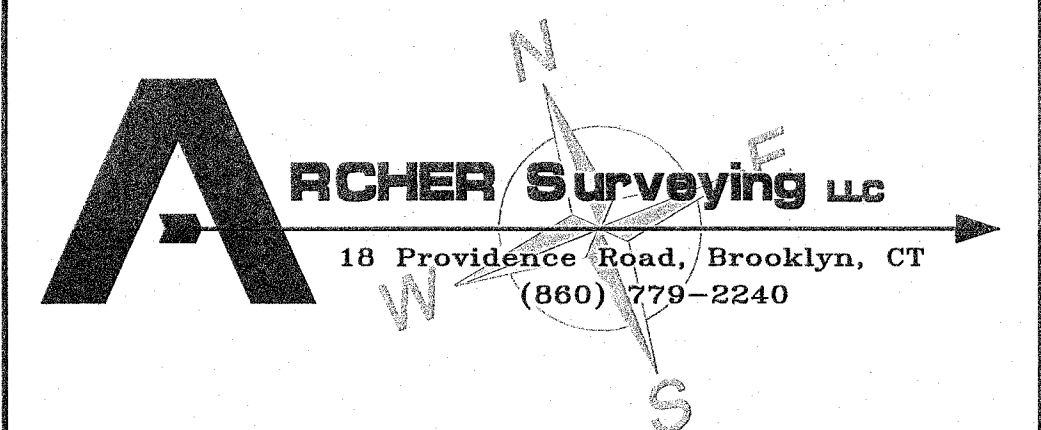


Sheet No. 6 OF 7 Project No. 1892 Date: April 12, 2021



Parcel History Plan

Prepared For:
CNG Holdings LLC
Day Street
Brooklyn, Connecticut



Sheet No. 7 OF 7 Project No. 1892 Date: April 12, 2021

TOWN OF BROOKLYN

Expenditure Report

From Date: 7/1/2020

To Date: 6/30/2021

Fiscal Year: 2020 - 2021

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	\$3,600.00	\$2,800.00	\$2,800.00	\$800.00	\$875.00	(\$75.00)	-2.08%
1005.41.4153.53020	Planning & Zoning-Legal Services	\$12,500.00	\$16,137.52	\$16,137.52	(\$3,637.52)	\$692.25	(\$4,329.77)	-34.64%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$0.00	\$110.00	\$110.00	(\$110.00)	\$0.00	(\$110.00)	0.00%
1005.41.4153.53220	Planning & Zoning-In Service Training	\$1,500.00	\$160.00	\$160.00	\$1,340.00	\$0.00	\$1,340.00	89.33%
1005.41.4153.53400	Planning & Zoning-Other Professional Services	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	\$2,500.00	\$376.80	\$376.80	\$2,123.20	\$504.21	\$1,618.99	64.76%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000.00	\$149.25	\$149.25	\$850.75	\$0.00	\$850.75	85.08%
1005.41.4153.55800	Planning & Zoning-Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Supplies	\$250.00	\$139.78	\$139.78	\$110.22	\$0.00	\$110.22	44.09%
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00	100.00%
Grand Total:		\$24,850.00	\$19,873.35	\$19,873.35	\$4,976.65	\$2,071.46	\$2,905.19	11.69%

End of Report

TOWN OF BROOKLYN

Revenue Report

From Date: 7/1/2020

To Date: 6/30/2021

Fiscal Year: 2020 - 2021

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$9,000.00)	(\$7,670.00)	(\$7,670.00)	(\$1,330.00)	\$0.00	(\$1,330.00)	14.78%
Grand Total:		(\$9,000.00)	(\$7,670.00)	(\$7,670.00)	(\$1,330.00)	\$0.00	(\$1,330.00)	14.78%

End of Report