

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, July 20, 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=m06601768d9f69b94af83afa453a07780	Go to www.webex.com, click Sign In OR 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 #	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Regular Meeting July 7, 2021
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notice: None.**
 - b. New Public Hearings:**
 - 1. **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.
 - c. Continued Public Hearings: None.**
 - d. Other Unfinished Business:**
 - 1. **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.
 - 2. **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.
Rescheduling of Public Hearing and Update on Third Party Review Procedure
- VII. New Business:**
 - a. Applications: None.**
 - b. Other New Business: None.**
- VIII. Reports of Officers and Committees: None.**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
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 #	

MINUTES

- I. Call to Order** – Carlene Kelleher, Acting Chair, called the meeting to order at 6:36 p.m.
- II. Roll Call** – Carlene Kelleher, Austin Tanner, Earl Starks, Allen Fitzgerald, Charles Sczuroski all were present in person. Seth Pember, J.R. was present via Webex. Thayer. Michelle Sigfridson arrived at 6:40 p.m. (in person). John Haefele was absent with notice.

Staff Present: Jana Roberson, Director of Community Development (in person); Lisa Lindia, Brooklyn Building Office Assistant (via Webex).

Also Present:

In Person - Paul Archer, Archer Surveying; Robert Deluca, CLA Engineers; Jimmy West, CNG Holing, LLC; Judith Burke, 15 Robert Street; Bob Kelleher, Day Street.

Via Webex – J.S. Perreault, Recording Secretary.

III. Seating of Alternates

Motion was made by A. Tanner to seat Alternates Seth Pember and J.R. Thayer as Voting Members for this meeting. Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (5-0-0).

IV. Adoption of Minutes: Regular Meeting June 15, 2021

Motion was made by A. Fitzgerald to approve the Minutes of the Regular Meeting of June 15, 2021, as presented. Second by E. Starks. No discussion.
Motion carried unanimously by voice vote (7-0-0).

Michelle Sigfridson arrived at 6:40 p.m. and assumed the position of Chair.

V. Public Commentary

There were no comments from the public.

VI. Unfinished Business:

a. Reading of Legal Notices

Michelle Sigfridson read the Legal Notice aloud for SD 21-002, SD 21-003 and SD 2-004.

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.

Paul Archer, Arches Surveying, represented the Applicant. Robert Deluca, CLA Engineers, was also present.

Plans were displayed as discussed (included in packets to Commission Members).

Mr. Archer gave an overview:

- He gave a brief history.
- There is an existing house and garage on the property.
- He referred to a section of Kenneth Street that has never been built (a paper street).
- Lot 85-1 had been taken out as the first-time split, creating a parcel.
- This proposed subdivision involves the lot with the existing house and garage with 75 feet of frontage going back to Lot 85-2.
- There are wetlands and they got permission from the abutting neighbor, Judith Burke (present in person in the audience), to go onto her property to have the wetlands delineated. IWWC approval, with conditions, has been obtained (letter dated May 13, 2021 included in packets to Commission Members).
- Serviced by both public sewer and water.
- Mr. Archer displayed a plan, which he had not previously submitted, and referred to it as a demonstration showing both houses to be built. At this time, he submitted a copy to Ms. Roberson and provided copies for Commission Members to view.
- He said that the Town Engineer has reviewed and approved the whole project (letter dated April 30, 2021 was included in packets to Commission).
- Fee-in-lieu of Open Space: Appraisal was done by Platt Associates. Appraisal was for \$33,000, ten percent equals \$3,300, divided by two equals \$1,650 per lot, at the time of the transfer of each lot.

Jana Roberson displayed

Mr. Deluca stated that some of Town Engineer, Syl Pauley's, comments were opinions rather than comments, but that all were pretty minor and administrative and that all had been taken care of.

Jana Roberson discussed the road and frontage issue and she displayed an aerial photo and map of the original parcel from the NECCOG website.

- She indicated the free cut and stated that they had gotten IWWC approval for the first house. The second house is proposed for the northwest corner.
- She indicated the paper street (1940) stating that she does not think that the Town has any intention of ever making it a through street. Ms. Roberson verified that there is no frontage on Kenneth Street. She stated that it

should not be considered to be frontage. She considers it to be the side yard and subject to the side yard setbacks.

- She noted that this amount of density is appropriate for the zone as it is the highest density residential zone.
- She displayed the Site Plan and explained that they made a frontage lot that immediately narrows down to an access way. She said that she cannot find that this is any kind of violation of the Zoning Regulations and that there is no definition. It is like they made a rear frontage lot. She said that this is creative noting that it may be something that Commission may want to address. She said that she believes that it meets the Zoning requirements for a frontage lot.

Mr. Deluca reviewed Mr. Pauley's comments from his letter dated April 30, 2021, and how they had been addressed.

Mr. Archer explained and indicated that multiple iron pins were found coming down one side of Kenneth Street which he found to be an inaccurate source. He explained that he had to, basically, survey the whole block. He explained that it made the Applicant's lot smaller.

COMMENTS FROM THE PUBLIC

Judith Burke, 15 Robert Street, asked about the pins. Mr. Archer explained and indicated for her on the map that it was a sequential conveyance and that everyone has the correct frontage that they are supposed to have. There was discussion and Ms. Roberson stated that they were very consistently off and that the lot is 4 to 5 feet smaller to the south.

There were no further questions or comments.

Motion was made by C. Kelleher to close the public hearing for **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.**

Second by A. Tanner. No discussion.

Motion carried unanimously by voice vote (8-0-0).

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.**

Carlene Kelleher recused herself because she lives directly across the street from the property. Ms. Kelleher left the table and took a seat in the audience.

Paul Archer, Archer Surveying, represented the Applicant. Robert Deluca, CLA Engineers, and Jimmy West, CNG Holding, LLC, were also present.

Plans were displayed as discussed (included in packets to Commission Members).

Mr. Archer gave an overview:

- There is an existing home. The garage that used to be there, has been torn down.
- They are proposing a lot containing the existing house, one rear lot and two frontage lots.
- Deeding a strip of land along the west side of Day Street roughly ranging from 4' to 5' in width in order to get the 25' off the center line

requirement. No needed on Cliff Street. He confirmed for Ms. Roberson that he measured the 25 feet and it does not infringe on the property line as depicted.

- Platt Associates appraised the property. Appraisal was for \$45,000, ten percent equals \$4,500, divided by four equals \$1,125 per lot, at the time of the transfer of each lot.

Mr. Deluca explained that the plans had not changed and that Town Engineer, Syl Pauley's comments (letter dated May 7, 2021 included in packets to the Commission) had been addressed at the last meeting.

- There was discussion regarding sight lines and Mr. Deluca stated that he sees no problems, looking both ways. Ms. Roberson stated that Mr. Pauley confirmed that as well. Ms. Roberson said that it meets the criteria and spoke of speed being a problem, but she explained that is a separate issue that the Town needs to address.
- They have NDDH approval.
- There are no wetlands.

There was discussion regarding that no footing drains are required.

Mr. Archer indicated the location of the stone wall and explained that they are not doing anything near it.

COMMENTS FROM THE PUBLIC

Bob Kelleher, who lives across the street, voiced concern about water coming off the hill and where it will go. He feels the gravel driveways will wash out into the street and he is also concerned about icing in the winter. He feels that the three houses on this parcel is pushing the envelope. He suggests retaining walls.

Robert Deluca, CLA Engineers, addressed Mr. Kelleher's comments. He explained the contours/grades for the proposed lots. He explained the natural swale before you get to Day Street and said that the water never reaches the street or Mr. Kelleher's house. Ms. Roberson asked if he did drainage calculations. Mr. Deluca said that he had not. Mr. West, CNG Holding, LLC, indicated where there had been a parking lot, in the past, and that there are two culverts. He explained that he had cleaned out the one which was full (due to lack of maintenance) and that there have not been any issues with wash outs. Mr. West explained that he is not overly concerned about sloping. Mr. West said there was a 10-year storm in the last four weeks and there was no wash out. Discussion ensued. Mr. West explained and indicated on the plan that, if it is a concern of the Commission, he could increase the grade slightly. Mr. West and Mr. Deluca indicated and explained for Mr. Kelleher that they could soften it and make sure that there is more of a swale there. Ms. Sigfridson asked that a plan be submitted showing the revisions discussed. Mr. Kelleher asked that Syl Pauley review the revised plan. Discussion continued. Mr. Archer stated that, although he does not have it in writing, Mr. Rukstela said (over the phone) that he saw no problems with the driveways. Mr. Kelleher stated that if Mr. Pauley is satisfied with what they are doing about the situation, then fine. Mr. Pauley has not expressed concern regarding a water issue. Ms. Roberson stated that she feels that it needs a second look to be sure and that drainage calculations are advised to demonstrate storage capacity and to be certain that there won't be any water shedding onto the road causing unsafe conditions.

Ms. Roberson voiced concern, and there was discussion, regarding that there is a retaining wall proposed just a couple feet in front of a stone wall. Mr. West explained the stone wall will be protected. Mr. West stated that they would add a statement to the plan that the stone wall won't be impacted and if it is impacted, it will be replaced.

There was discussion about tree clearing. Ms. Roberson, for the record, stated that there will be tree clearing in the area for the rear house.

Mr. Deluca responded to Ms. Roberson's drainage concerns which he stated that he disagrees with her thought that drainage calculations are needed. He stated that they, typically, do not do drainage calculations for three houses such as this and he said that Syl Pauley also did not think that it was necessary. He said that he would be happy to look at some grading that could be proposed due to discussion tonight.

There was discussion regarding revising the plan and having Mr. Pauley review it. Mr. West voiced disagreement, for the record. He feels it is not necessary to have Mr. Pauley review it again. Mr. West, again, explained that he does not feel there is a water issue.

Mr. Deluca suggested a condition of approval for minor grading to alleviate some concerns of the neighbor. There was discussion regarding the changes to be made:

- The plans shall be modified to put in 15-inch CPE pipe under the driveways for Lots A and B.
- On Lot B, the driveway shall be graded to the slope toward the north between contours 246 and 250.

Motion was made by A. Fitzgerald to close the public hearing for **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.

Second by A. Tanner. No discussion.

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

Motion carried (7-0-0). C. Kelleher had recused herself.

Carlene Kelleher returned to the table and re-joined the meeting.

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***

No discussion.

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***

No discussion.

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.

Motion was made by A. Fitzgerald to approve the Subdivision application of A. Kausch & Sons, identified in the files of the Brooklyn Land Use Office as SD 21-002, to create two residential lots on 1 acre at 53 Proulx Street, (Map 41, Lot 85) in the R-10 Zone in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
 - a. The Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded subdivision plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals, signed by Commission Chairs, and shall be recorded in the office of the Town Clerk.
 - b. All boundary pins and monuments shall be set and field verified by the surveyor.
2. At the time of sale of any building lot:
 - a. A payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$ 1,650 per lot in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. An open space lien may be placed on the building lots to ensure that the fee-in-lieu of open space is paid at the time of sale.
3. Prior to the issuance of a Zoning Permit on any lot:
 - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
 - b. Vegetative clearing limits depicted on the plans shall be clearly marked in the field by the surveyor.
 - c. Driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.
 - d. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
 - e. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving with the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer.
 - f. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
4. Stonewalls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

Second by C. Kelleher. No discussion.

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

Motion carried unanimously (8-0-0).

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.

Carlene Kelleher recused herself and took a seat in the audience.

Motion was made by J.R. Thayer to approve the Subdivision application of CNG Holding, LLC, identified in the files of the Brooklyn Land Use Office as SD 21-003, to create four residential lots on 6 acres at 111 Day Street (Map 42, Lot 32) in the R-30 Zone in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

1. Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
 - a. The Northeast District Department of Health approval, the Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded subdivision plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals, signed by Commission Chairs, and shall be recorded in the office of the Town Clerk.
 - b. All boundary pins and monuments shall be set and field verified by the surveyor.
 - c. The plans shall be modified to put in 15-inch CPE pipe under the driveways for Lots A and B.
 - d. On Lot B, the driveway shall be graded to the slope toward the north between contours 246 and 250.
2. At the time of sale of any building lot:
 - a. A payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$ 1,125 per lot in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. An open space lien may be placed on the building lots to ensure that the fee-in-lieu of open space is paid at the time of sale.
3. Prior to the issuance of a Zoning Permit on any lot:
 - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
 - b. Vegetative clearing limits depicted on the plans shall be clearly marked in the field by the surveyor.
 - c. Driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.
 - d. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
 - e. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving with the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer.
 - f. Any cutting of trees greater than 30" d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
4. Stonewalls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

Second by Charles Sczuroski. No discussion.

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

Motion carried (7-0-0).

Carlene Kelleher returned to the table and re-joined the meeting.

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.

Ms. Roberson explained that a notice had been sent to abutters letting them know that the public hearing would be rescheduled.

Motion was made by A. Tanner to reschedule the public hearing for **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 the next regular meeting of the Planning and Zoning Commission scheduled for July 20, 2021, 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT.

Second by C. Kelleher. No discussion.

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

Motion carried unanimously (8-0-0).

VII. New Business:

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

VIII. Reports of Officers and Committees:

- a. Staff Reports
There was discussion regarding Margaret Washburn's ZEO Report dated July 1, 2021 (included in packets to Commission).
- b. Budget Update (included in packets to Commission)
J. Roberson gave update.
- c. Correspondence – None.
There was discussion regarding retail.
There was discussion regarding training.
- d. Chairman's Report – None.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 8:43 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on Tuesday, July 20, 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 21-004: 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 8th day of July 2021.

Michelle Sigfridson
Chairman

RECEIVED

MAY 25 2021

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application # SD 21-004

Check # 6114

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant Paul Lehto Phone 860-208-9789

Mailing Address 40 Alameda Drive, Brooklyn, CT

Applicants Interest in the Property OWNER

Property Owner Paul Lehto Phone 860-208-9789

Mailing Address 40 Alameda Drive, Brooklyn, CT

Name of Engineer/Surveyor CLA ENGINEERS, INC

Address 317 MAIN STREET, NORWICH, CT 06360

Contact Person ROBERT DeLUCA, PE Phone 860-334 4207 Fax —

Name of Attorney NA.

Address _____

Phone _____ Fax _____

Subdivision _____ Re subdivision X

Property location 40 Alameda Drive

Map # 21 Lot # 6 Zone RA Total Acres 104 ± Acres to be Divided 15 ±

Number of Proposed Lots 2 Length of New Road Proposed 0

Sewage Disposal: Private X Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary 0 Storm 0

Water: Private X Public _____

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

The following shall accompany the application when required:

4.2.2 Fee \$ 1110 State (\$60.00) included 4.2.3 Sanitary Report X 4.2.5, 3 copies of plans X

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

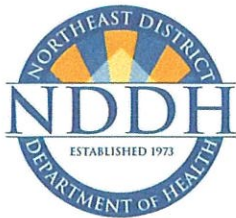
4.2.8 Applications filed with other Agencies

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: Paul Lehto Date 5-24-21

Owner: Paul Lehto Date 5-24-21

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



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/Fax 860-774-1308 WWW.NDDH.ORG

April 23, 2021

Paul Lehto
40 Almada Drive
Brooklyn, CT 06234

SUBJECT: FILE #12000186 – ALMADA DRIVE, #40 MAP #21 LOT #6 DL#1&2, BROOKLYN, CT

Dear Paul Lehto:

Upon review of the subdivision plan CLA ENGINEERS, TWO LOT RE-SUBDIVISION 40 ALMADA DR., PROJ#CLA-6383, DRAWN 03/31/2021 submitted to this office on 04/05/2021 for the above referenced re-subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Proposed Lots #:1 & 2 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Maureen Marcoux, RS
Senior Sanitarian ~ NDDH

cc: Town of Brooklyn; CLA Engineers

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

To: Property Owner

RE: **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.

The Planning and Zoning Commission public hearing for the above referenced application scheduled for Wednesday, July 7, 2021, will be postponed due to the recent delay in receiving approval from the Town Inland Wetland Commission. The public hearing will likely be rescheduled for July 20th 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. Confirm date and time prior by checking website.

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.

7019 0140 0000 4825 4070

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

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

Brooklyn, CT 06234

Certified Mail Fee \$3.60

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.15

0360
01Postmark
Here

07/02/2021

Sent To
Street 89 Wauregan Road
City, State, Zip+4 Brooklyn CT 06234

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

See Reverse for Instructions

7019 0140 0000 4825 4124

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

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

Beacon Falls, CT 06403

Certified Mail Fee \$3.60

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.15

0360
01Postmark
Here

07/02/2021

Sent To
Street 63 Fieldstone Lane
City, State, Zip+4 Beacon Falls CT 06403

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

See Reverse for Instructions

7019 0140 0000 4825 4032

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

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

Brooklyn, CT 06234

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Street Putnam CT 06260

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0360
01Postmark
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Postage \$0.55

Total Postage and Fees \$4.15

07/02/2021

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☐ Certified Mail Restricted Delivery \$0.00

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0360
01Postmark
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Postage \$0.55

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.15

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

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Total Postage and Fees \$4.15

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Sent To 40 Almada Drive

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0360
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Sent To 30 Almada Drive

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City, St Brooklyn CT 06234

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City, St Brooklyn CT 06234

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City, St Charlestown RI 02813-0286

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Postage \$0.55

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Street Hampton CT 06247

City, State

City, State

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Street Waukegan CT 06387-0306

City, State

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Postage \$0.55

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Postage \$0.55

Total Postage and Fees \$4.15

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City, State

City, State

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☐ Return Receipt (electronic) \$0.00

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☐ Adult Signature Required \$0.00

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Postage \$0.55

Total Postage and Fees \$4.15

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Street Brooklyn CT 06234

City, State

City, State

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7019 0140 0000 4825 3967

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☐ Return Receipt (hardcopy) \$0.00

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.15

Sent To PO Box 78

Street Brooklyn CT 06234-0078

City, State

City, State

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

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7019 0140 0000 4825 4025

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO A 2-LOT RESUBDIVISION (ASSESSOR'S MAP 41, LOT 47) 40 ALMADA DRIVE BROOKLYN, CT (May 3, 2021)

The comments contained herein pertain to my review of plans for a proposed 2-lot residential resubdivision located at 40 Almada Drive in Brooklyn, Connecticut, consisting of ten (10) sheets, prepared for Paul R. Lehto by Archer Surveying, LLC and CLA Engineers, dated November 13, 2020 and March 31, 2021, respectively. Comments pertain to both wetlands and planning and zoning regulations.

(Comments in black ink are the Regional Engineer's May 7, 2021 review comments.)
(Comments in red ink are the Regional Engineer's June 29, 2021 review comments
for revised plans with revision date of June 1, 2021.)

Sheet 2 of 10 – Existing Conditions Plan

1. A “north arrow” is missing in the Location Map.

Comment has been addressed.

2. Note No. 3 under “Notes” states that “topographic information was obtained by actual field measurements, datum assumed.” The note needs to define the accuracy that the topographic survey meets and who performed the survey.

Comment has not been addressed.

3. The wetlands delineations on the plan have been certified as being delineated by R.C. Russo with his “signature” on the plan. When did Mr. Russo flag the wetlands as no flags were visible from Paradise Drive for the 7-X line when a site visit was made on April 30, 2021?

Comment has not been addressed.

4. Since this plan was prepared November 13, 2021, has the abutter's list been verified as being accurate as of May 3, 2021? Why have abutters on the west side of Paradise Drive opposite the land being resubdivided been omitted (see subparagraph 2.10 under Section 4.2 of the Brooklyn Subdivision Regulations)?

Comment has been addressed.

Sheet 7 of 10 – Lot Development Plan Lot 1 & Lot 2

1. On April 30, 2021 the reviewer visited Paradise Drive where the driveway for Lot 2 will be located and found the following conditions:
 - A deep swale along the edge of Paradise Drive with running water, several inches deep, coming from a southerly direction.
 - Bare earth banks on the property side of the swale exhibiting active weeping of groundwater no more than 24" below existing ground.

Considering these observed conditions, the proposed paved driveway needs careful consideration with respect to the proposed cuts that remove more than 24" of existing soil to form new slopes.

Comment has been addressed.

2. There is no indication on the plan for the conveyance of water in the existing Paradise Drive swale to pass under the apron of the proposed driveway. This needs to be evaluated with drainage calculations submitted for review.

Comment has been addressed.

3. Due to the steepness of the Lot 2 driveway gradient and it also being paved, formal drainage swales with velocity attenuators need to be located along both edges of the driveway from Elevation 242 down to Paradise Drive. This is to help guard against degradation of the existing drainage swale, especially during heavy rainfall events. A construction detail is also required.

Comment has been addressed.

4. It is not apparent from looking at the plan how soil erosion and sediment transport from driveway construction will minimize sediment transport to the Paradise Drive drainage swale and underground drainage system. This needs an explanation.

Comment has been addressed.

5. The straw barrier shown along the edge of Paradise Drive where the driveway is located will not protect the existing swale from accumulating sediment. It needs to be moved to the property side of the swale. In fact, compost/silt socks would be a better choice for this application.

Comment has been addressed.

Sheet 8 of 10 – Stormwater Management Plan and Erosion & Sediment Control Details

1. References to CT DOT Form 817 is to be changed to the current Form 818 designation.

Comment has been addressed.

2. Note 2 under "Post Construction" it is stated that the *"Proposal is for the Town of Brooklyn to accept Almada Drive Extension as a town road that will be incorporated into the town MS4 Operations and Maintenance Program."* First of all, a designation of the Almada Drive Extension cannot be found on any plan submitted for review. Secondly, has this statement been agreed to by town staff and will the citizens of Brooklyn be the deciding body on whether or not this becomes a town road? If a privately owned road, MS4 can still be observed by its responsible party(s). This note needs an explanation as to why it appears here.

Post construction notes have been deleted from plan.

Syl Pauley, Jr., P.E.

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

To: Planning and Zoning Commission, Jana Roberson

From : Conservation Commission

Date: June 10,2021

The Conservation Commission met on June 9,2021 and has the following recommendations for the subdivisions which were sent for our review.

Proulx Street #SD21-002 - The BCC recommends a fee in lieu of open space.

Day Street SD 21-003 The BCC recommends that P & Z requires an open space land 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, we recommend that there be no motorized vehicles, no gravel extraction and no clear cutting of trees to help reduce erosion.

Almada Drive SD21-004 The BCC recommends that P&Z requires an open space dedication as a conservation easement. The location of which would be off of Paradise Drive and between the proposed parcels 1&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 P&Z 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.

Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut

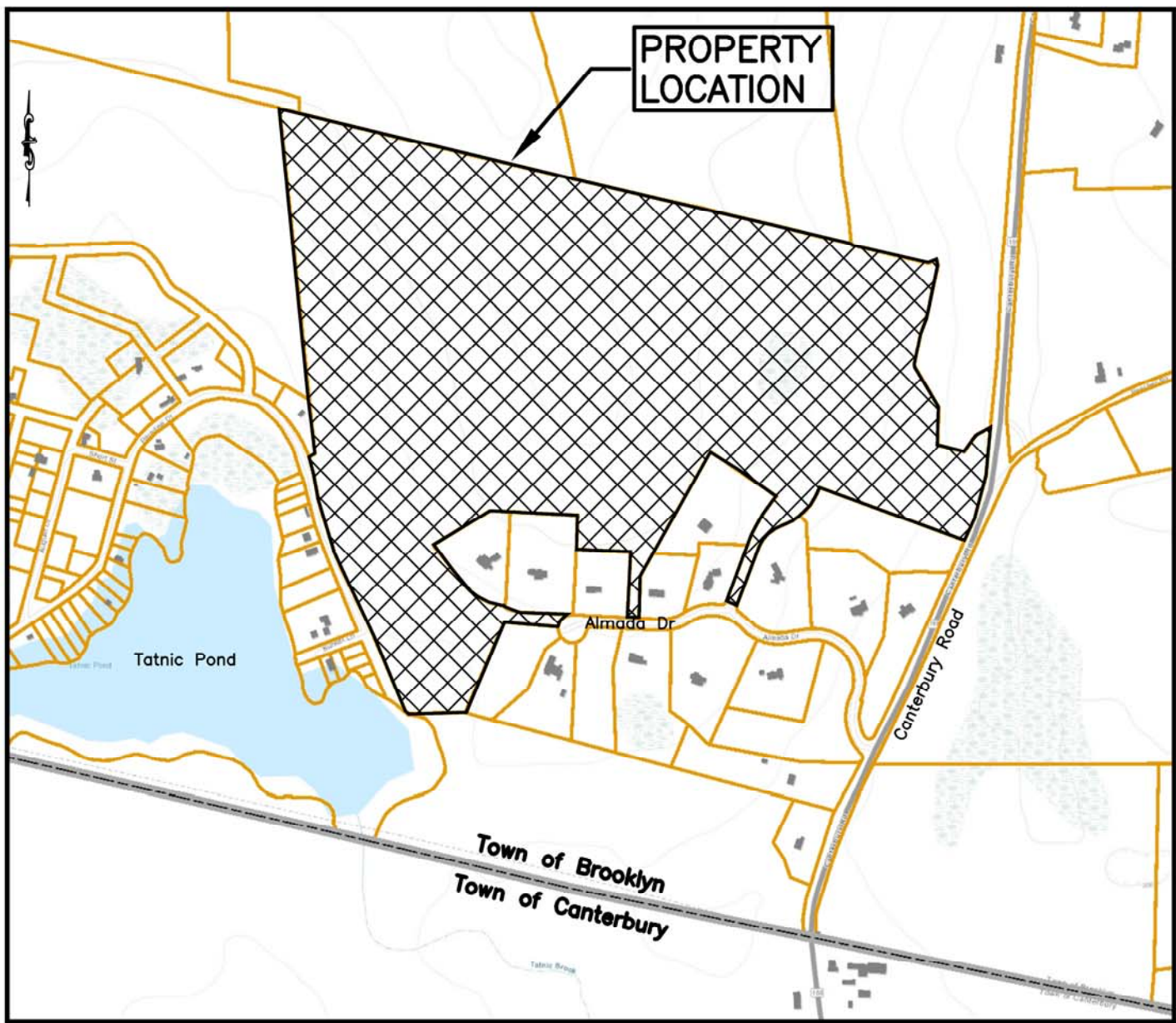
Prepared for
Paul Lehto
40 Almada Drive
Brooklyn, Connecticut, 06234

PROPERTY OWNER & APPLICANT

PROPERTY OWNER & APPLICANT:
LEHTO, PAUL R.
40 ALMADA DRIVE
BROOKLYN, CT 06234

LEGEND TO DRAWINGS

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	LOT LINE	---
== ==	CATCH BASIN & CULVERT	---
W	WATER MAIN & SERVICE	W
G	GAS	---
126	CONTOUR	126
124.2 x	SPOT ELEVATION	124.2 x
⊕	UTILITY POLE	---
E	ELECTRIC	---
T	TELEPHONE	---
UG	ELEC/TELE/CABLE	ETC
---	SILT FENCE	SF
---	FENCE	---
---	RETAINING WALL	---
---	STONE WALL	---
TH	TEST HOLE	---
PERC #	PERCOLATION TEST	---
---	TREE/SHRUB LINE	---
---	INLAND WETLAND LIMITS	---
---	INLAND WETLAND REG. AREA	---
---	FOOTING DRAIN	FD
---	SEPTIC SYSTEMS	PRIMARY SYSTEM RESERVE SYSTEM



LOCATION MAP
Scale: 1"=1,000'

Revised July 6, 2021
Revised June 1, 2021
March 31, 2021

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING

317 Main Street Norwich, CT 06360
(860) 886-1966 Fax (860) 886-9165

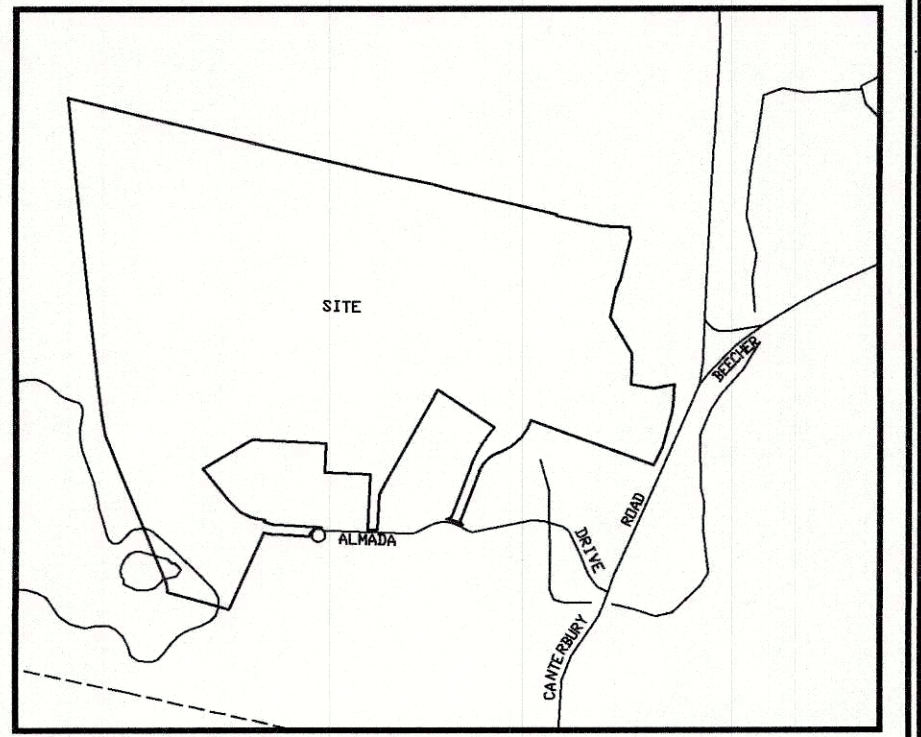


The Subdivision Regulations of the Brooklyn Planning and Zoning Commission are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications made by the Commission. Any such variances or modifications are on file in the office of the Commission.
Adopted October 4, 2006
Effective October 30, 2006

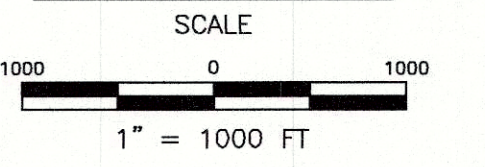
INDEX TO DRAWINGS

DRAWING NO.	DESCRIPTION OF DRAWINGS
1	Boundary Survey (Archer Surveying)
2	Existing Conditions (Archer Surveying)
3	History Plan 1 (Archer Surveying)
4	History Plan 2 (Archer Surveying)
5	Subdivision Record Plan
6	Site Analysis Plan
7	Lot Development Plan - Lot 1 & Lot 2
8	Stormwater Management Plan and Erosion & Sedimentation Control Details
9	Construction Details

APPROVED BY THE BROOKLYN INLAND WETLANDS COMMISSION	
CHAIRMAN	DATE
APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION	
FINAL APPROVAL DATE	
CHAIRMAN	
EXPIRATION DATE	
PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED, APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE.	
REVIEWED BY THE TOWN ENGINEER	
FIRST SELECTMAN	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 Associations of Land Surveyors, Inc. on September 26, 1996

- This Survey conforms to a Class "A-2" Horizontal Accuracy

- Survey Type: Existing Conditions Survey
- Boundary Determination: Resurvey
- Intent: Depict Existing Conditions with Respect to Property Lines

2. Parcels shown as 47 on Assessors Tax Map 41 of the Brooklyn Assessors Office

3. Topographic Information obtained by actual field measurements, Datum Assumed

MAP REFERENCE:

1. Subdivision Plan Prepared for Paul Lehto, Route 169, Brooklyn, Connecticut, Dated: March 1989 - Revised: December 1988, April 1989, May 1989, June 1989, September 1989, October 1989, January 1990 and October 1993, Scaled: 1"=100', Prepared By Louis J. Soja Jr.

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6. Re-Subdivision Plan Prepared for Paul Lehto, Almada Drive, Brooklyn, Connecticut, Dated: February 2002, Scaled: 1"=40', Prepared by Louis J. Soja Jr.

7. Perimeter Survey Prepared for Pat & Al Messore, Almada Drive, Brooklyn, Connecticut, Dated: January 2003, Scaled: 1"=20', Prepared by Archer Surveying LLC

8. Subdivision Map Prepared for Paul Lehto, Canterbury Road-Route 169, Brooklyn, Connecticut, Dated: March 2005, Scaled: 1"=50', Prepared by Archer Surveying LLC

9. Subdivision Map - Lot 6-189 Prepared for Paul Lehto, Canterbury Road-Route 169, Brooklyn, Connecticut, Dated: March 2005, Scaled: 1"=50', Prepared by Archer Surveying LLC

10. Perimeter Survey - Boundary Line Modification Prepared for Paul Lehto, Brooklyn, Connecticut, Dated: August 2006, Scaled: 1"=50', Prepared by Archer Surveying LLC

11. Perimeter Survey Prepared for Gregory Michellidis & Paul Lehto, Route 169, Brooklyn, Connecticut, Dated: August 2006, Prepared by Archer Surveying LLC

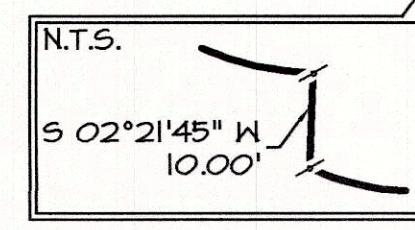
Abutters

- Barbara Forte
Map 22 // Lot 1C
- Elizabeth Seabury
Map 14 // Lot 9
- Meehan Builders
Map 14 // Lot 10
- Brian Meehan
Map 14 // Lot 2
- Jeff Weaver
Map 14 // Lot 4
- Thomas Carmody
Map 49 // Lot 164
- Timothy Hecker
Map 13 // Lot 6-6A
- Joshua Costa
Map 13 // Lot 6-1B
- Joseph Clark
Map 13 // Lot 6-15
- Robert Hecker
Map 13 // Lot 6-7
- David Bunn
Map 13 // Lot 6-9
- Anthony Messa
Map 13 // Lot 6-9
- Sean Doyle
Map 13 // Lot 6-10
- Albert Messore
Map 13 // Lot 6-11
- Steven Gilman
Map 21 // Lot 6-17

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- IRON PIN SET
- DRILL HOLE SET
- PROPERTY POINT
- UTILITY POLE

Lot 6
Area: 4550.092 +/- Sq.Ft.
104.46 +/- Acres



To My Knowledge and Belief this Map is substantially
Correct as noted hereon
Paul M. Archer LLS No. 70013
4.1.2021
Date

REVISIONS	

Perimeter Survey

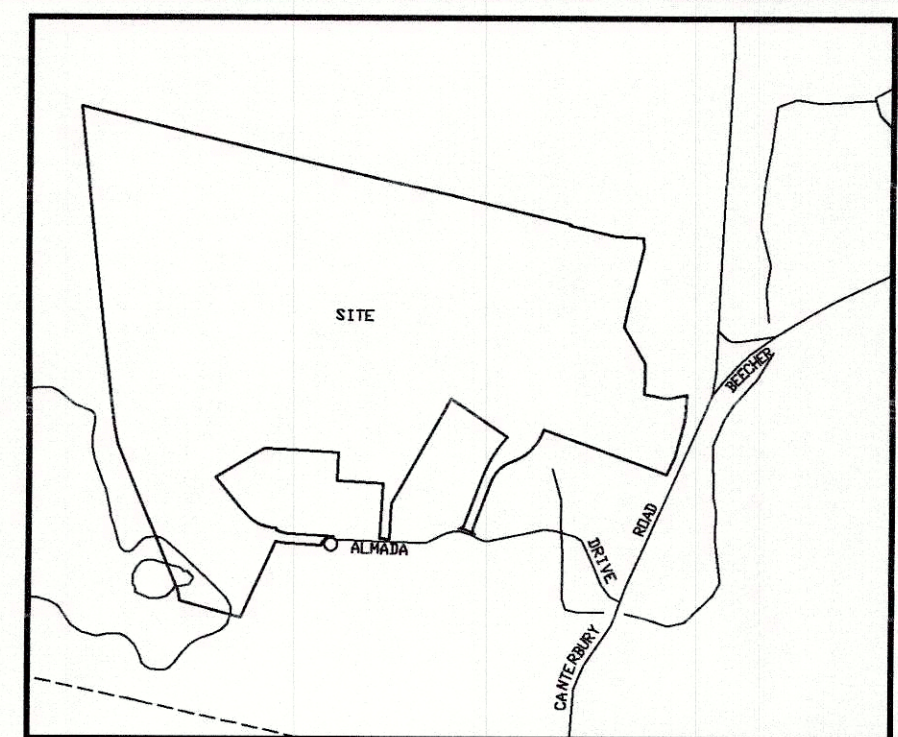
Prepared For:
Paul Lehto
Almada Drive & Paradise Drive
Brooklyn, Connecticut

DRAWING SCALE: 1"=150'

0 75 150 300

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	1	Project No.	1761	Date:	November 13, 2020
-----------	---	-------------	------	-------	-------------------



Location Map

SCALE
1" = 1000 FT

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
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11. Perimeter Survey Prepared for Gregory Michellidis & Paul Lehto, Route 169, Brooklyn, Connecticut, Dated: August 2006, Prepared by Archer Surveying LLC

Abutters

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LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
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- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN FOUND
- IRON PIN SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- PROPERTY POINT
- UTILITY POLE

(Lot 6)
Area: 4550.092 +/- Sq Ft
104.46 +/- Acres

I have reviewed the inland-wetlands shown on this plan and they appear to be substantially the same as those which I delineated in the field.

Certified Soil Scientist

To My Knowledge and Best Information, this map is substantially correct as noted hereon.

Paul M. Archer LLS #10061

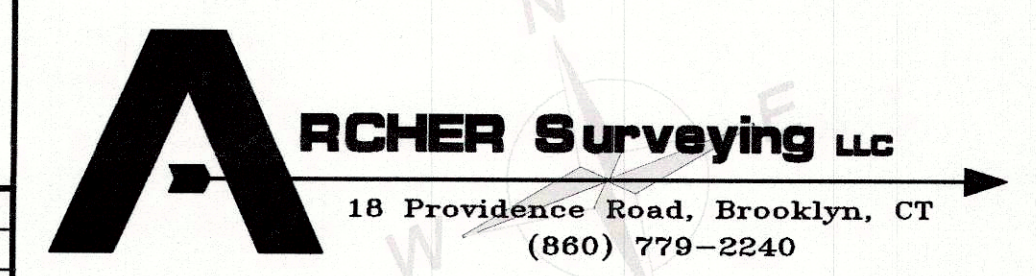
1-1-2021

Date

Existing Conditions Plan

Prepared For:
Paul Lehto
Almada Drive & Paradise Drive
Brooklyn, Connecticut

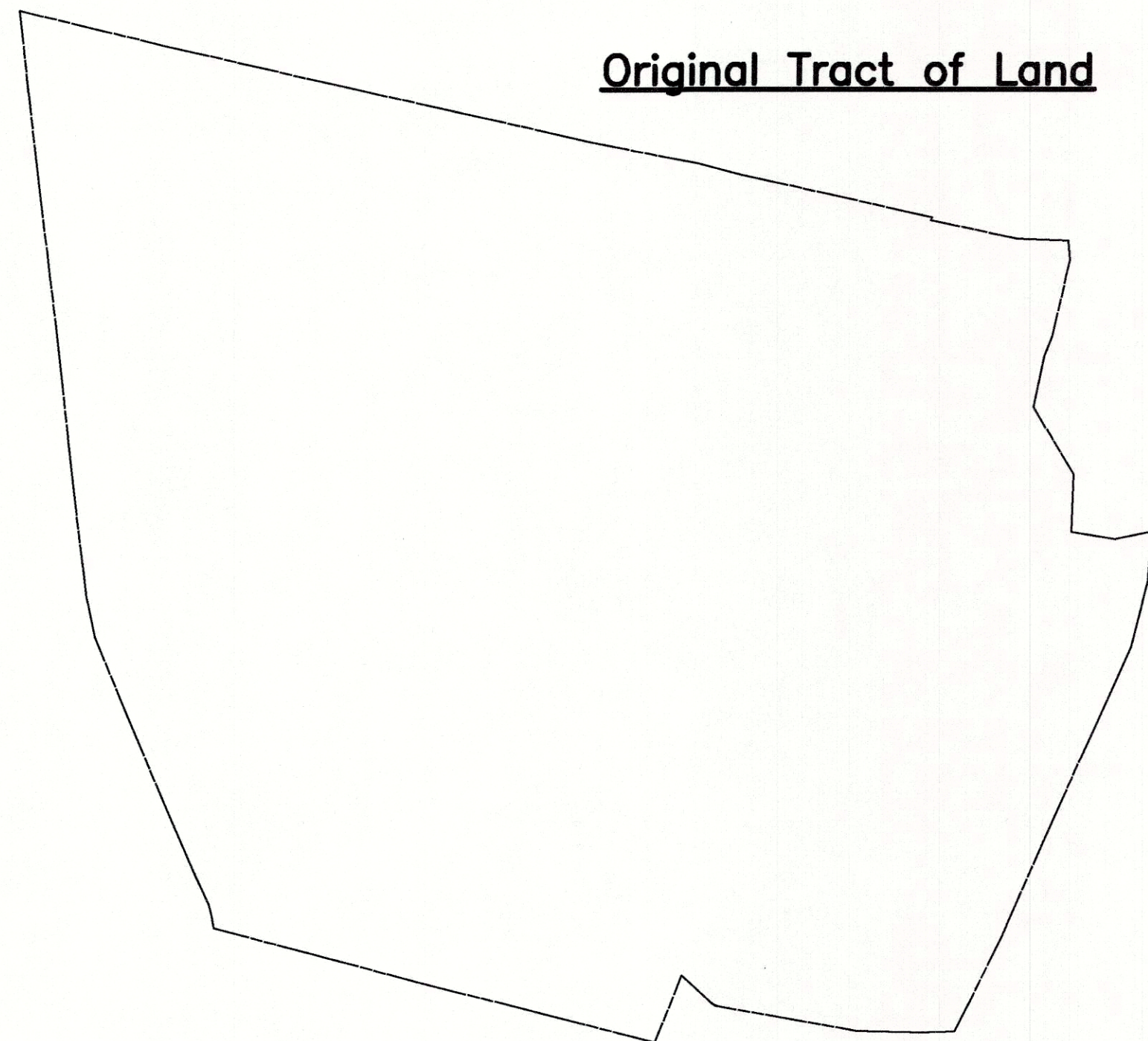
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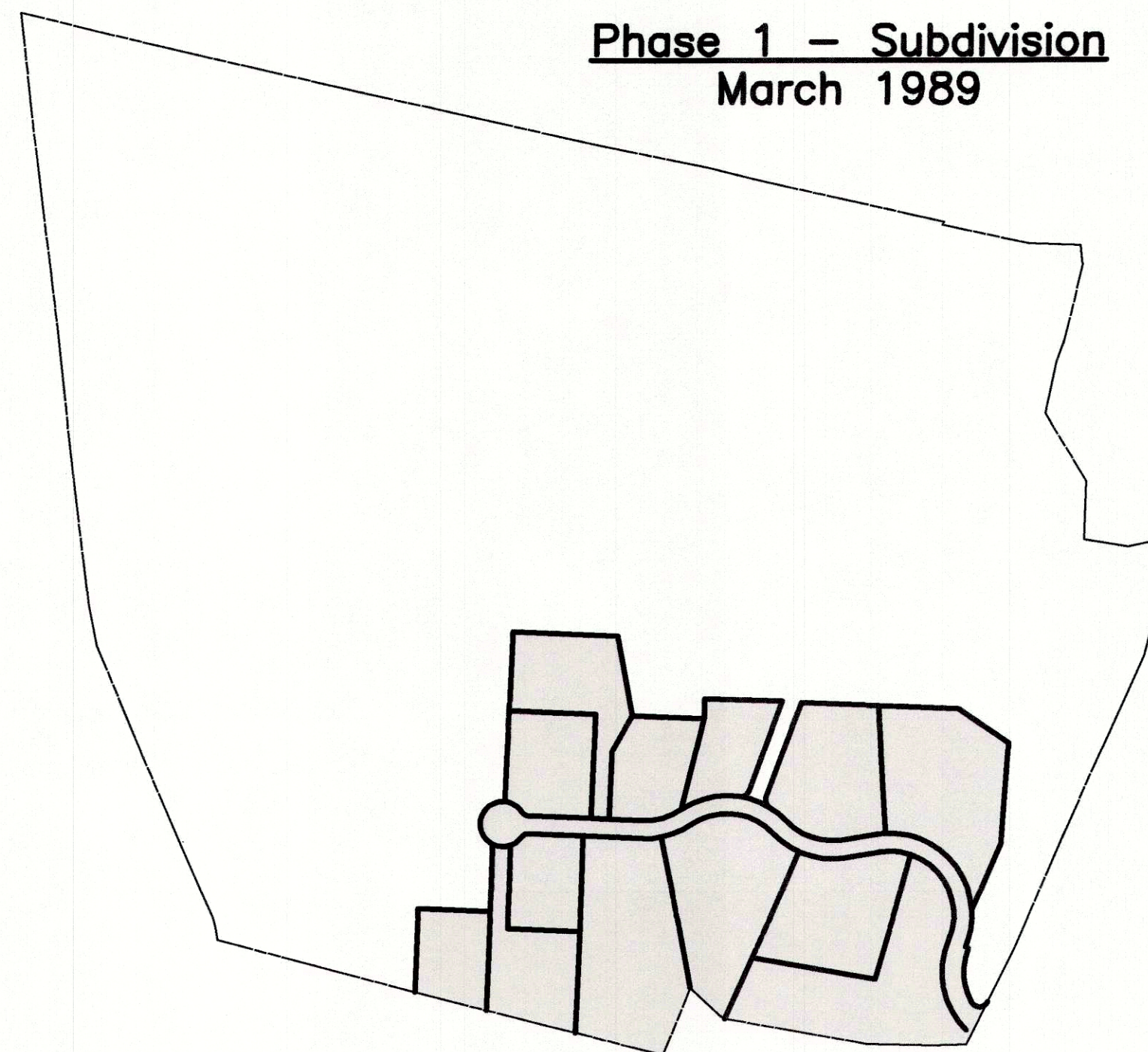
REVISIONS	

Sheet No. 2 Project No. 1761 Date: November 13, 2020

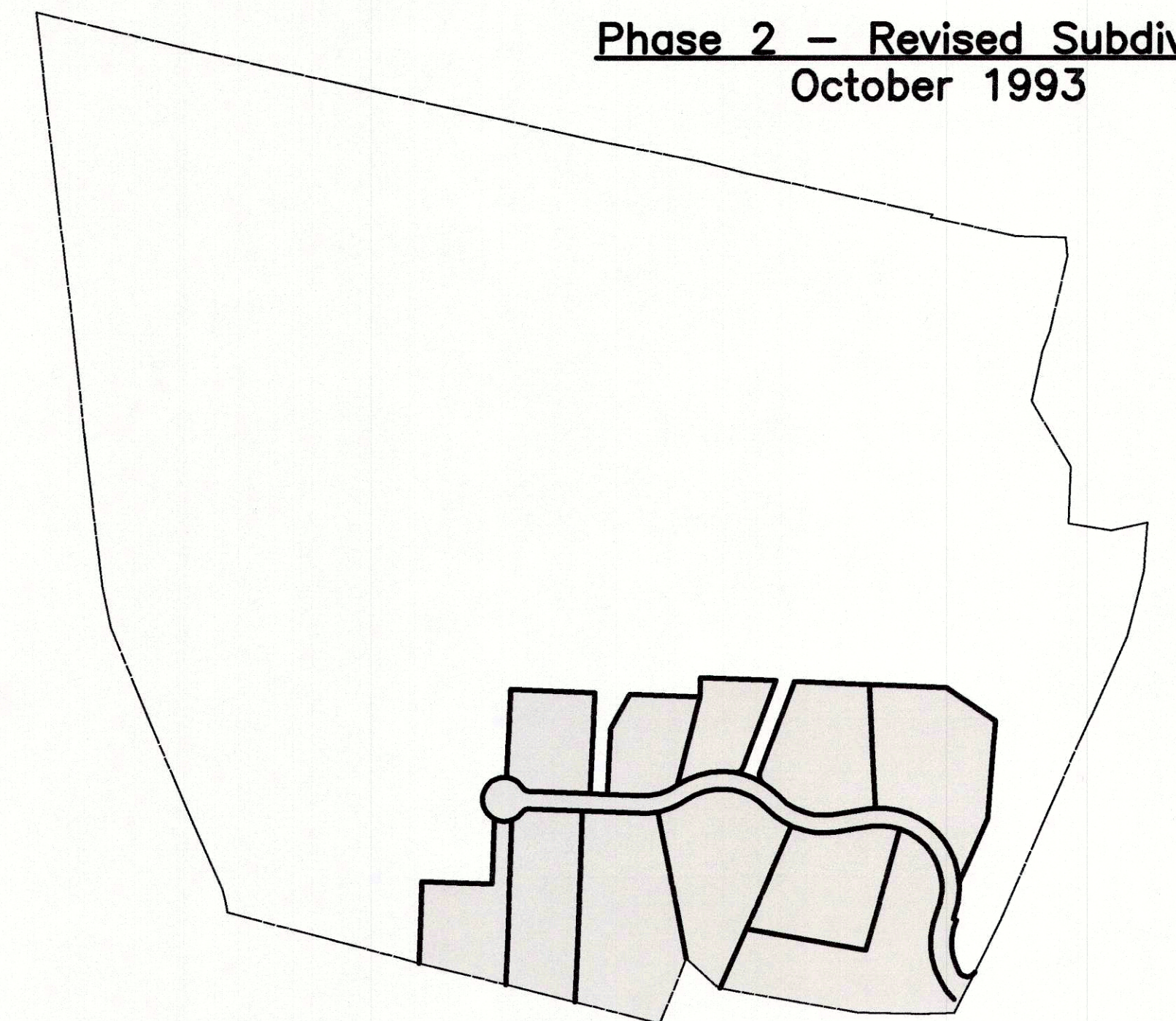
Original Tract of Land



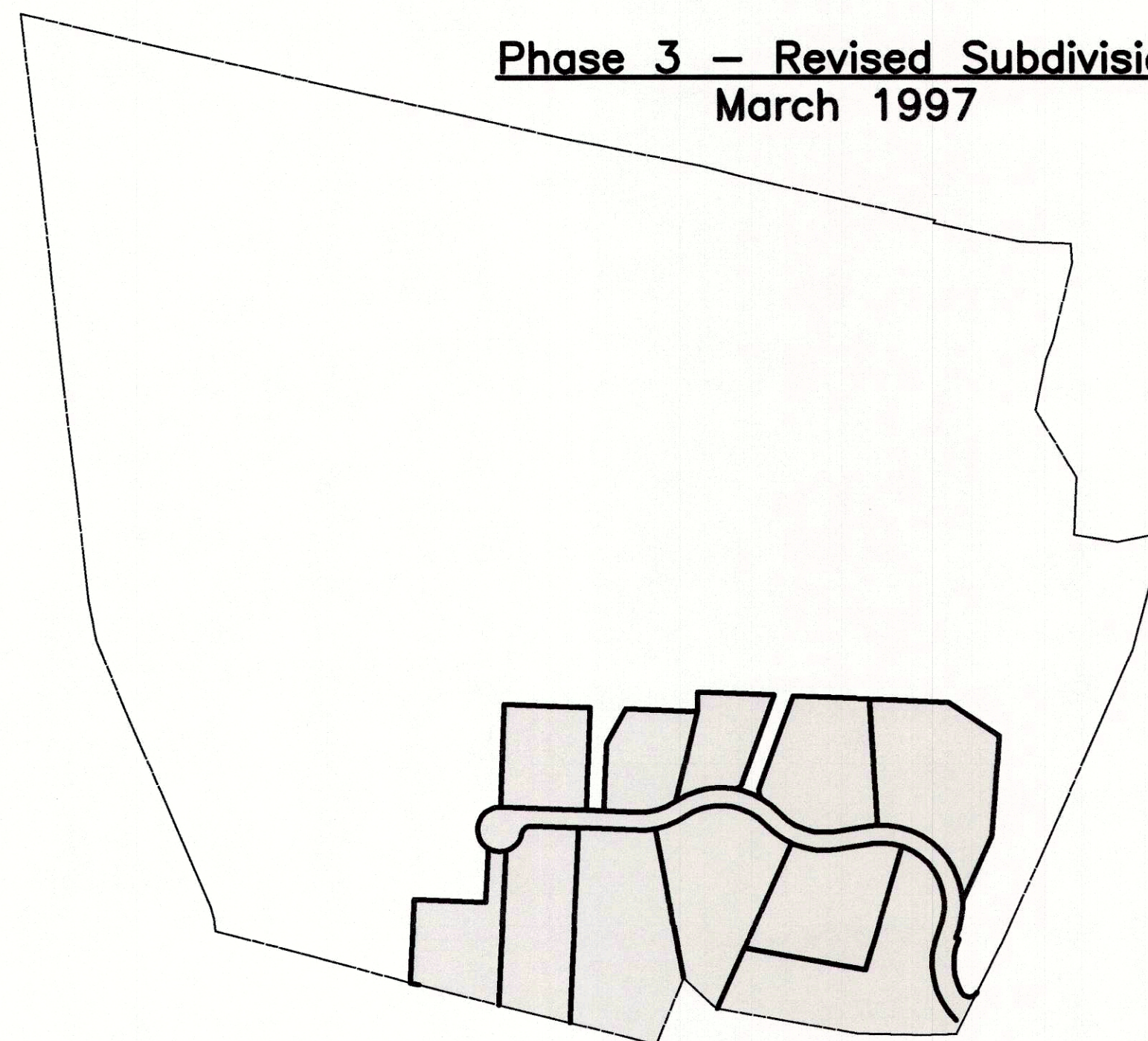
Phase 1 – Subdivision
March 1989



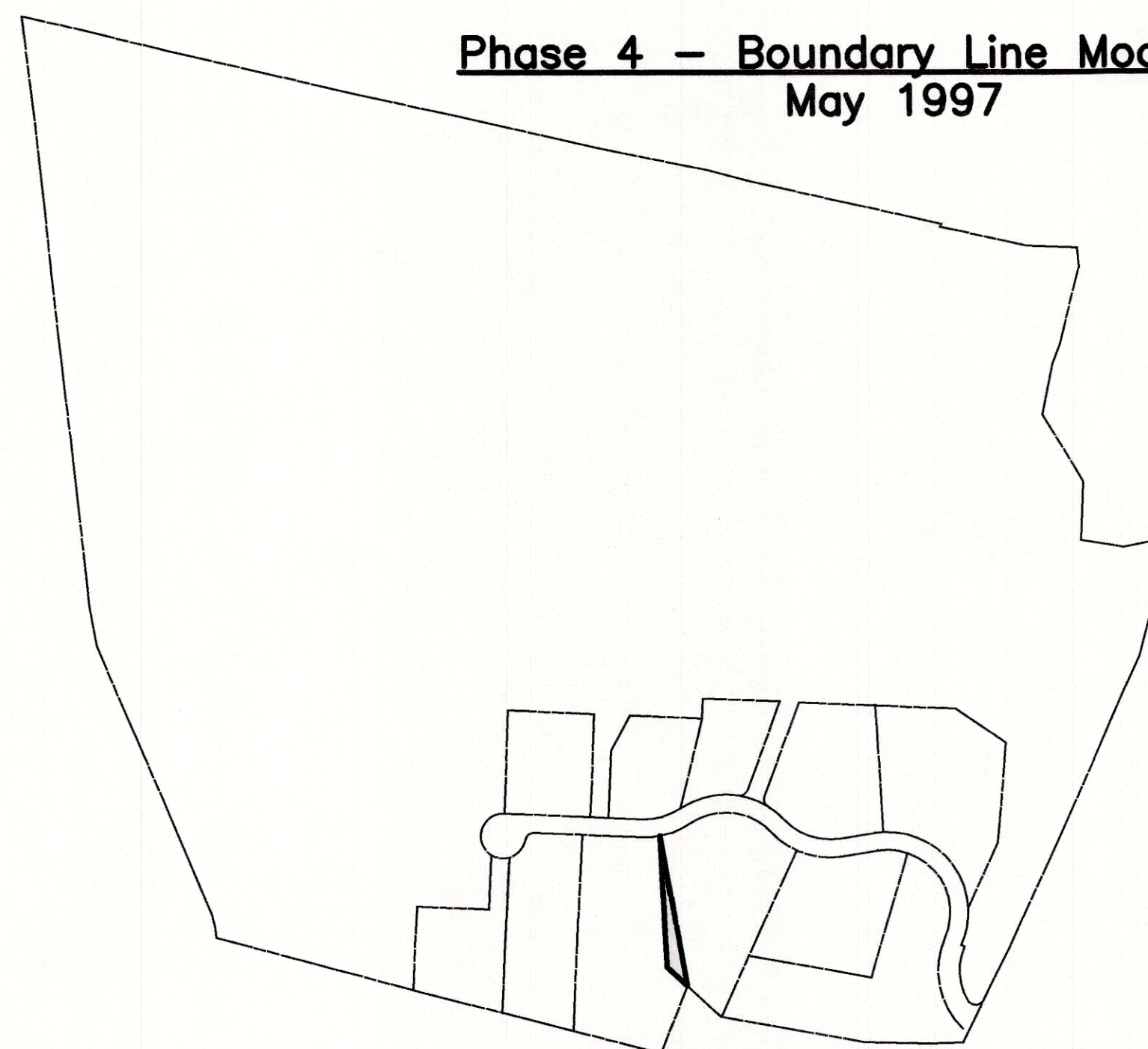
Phase 2 – Revised Subdivision
October 1993



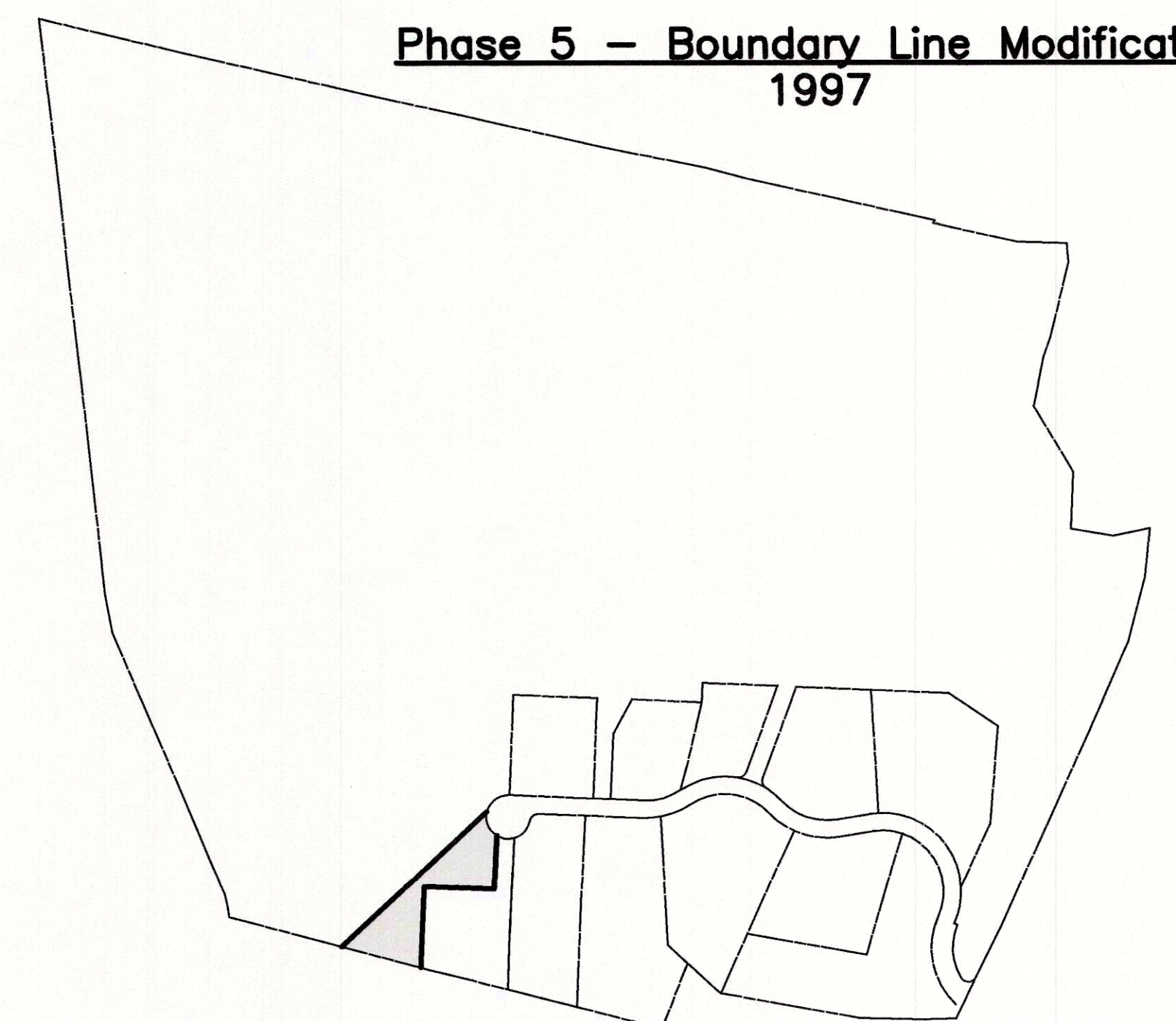
Phase 3 – Revised Subdivision
March 1997



Phase 4 – Boundary Line Modification
May 1997



Phase 5 – Boundary Line Modification
1997

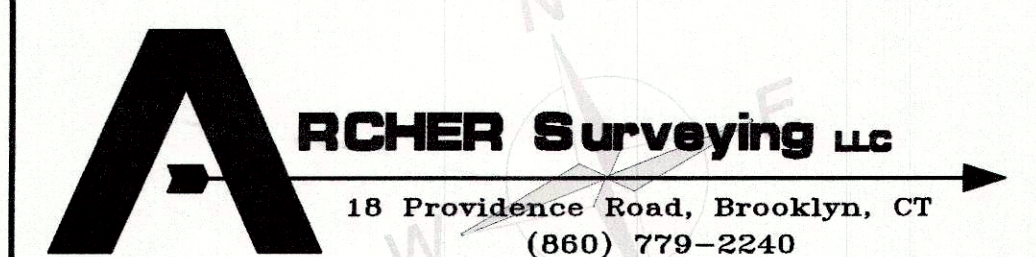


Phase 6 – Re-Subdivision
July 1998

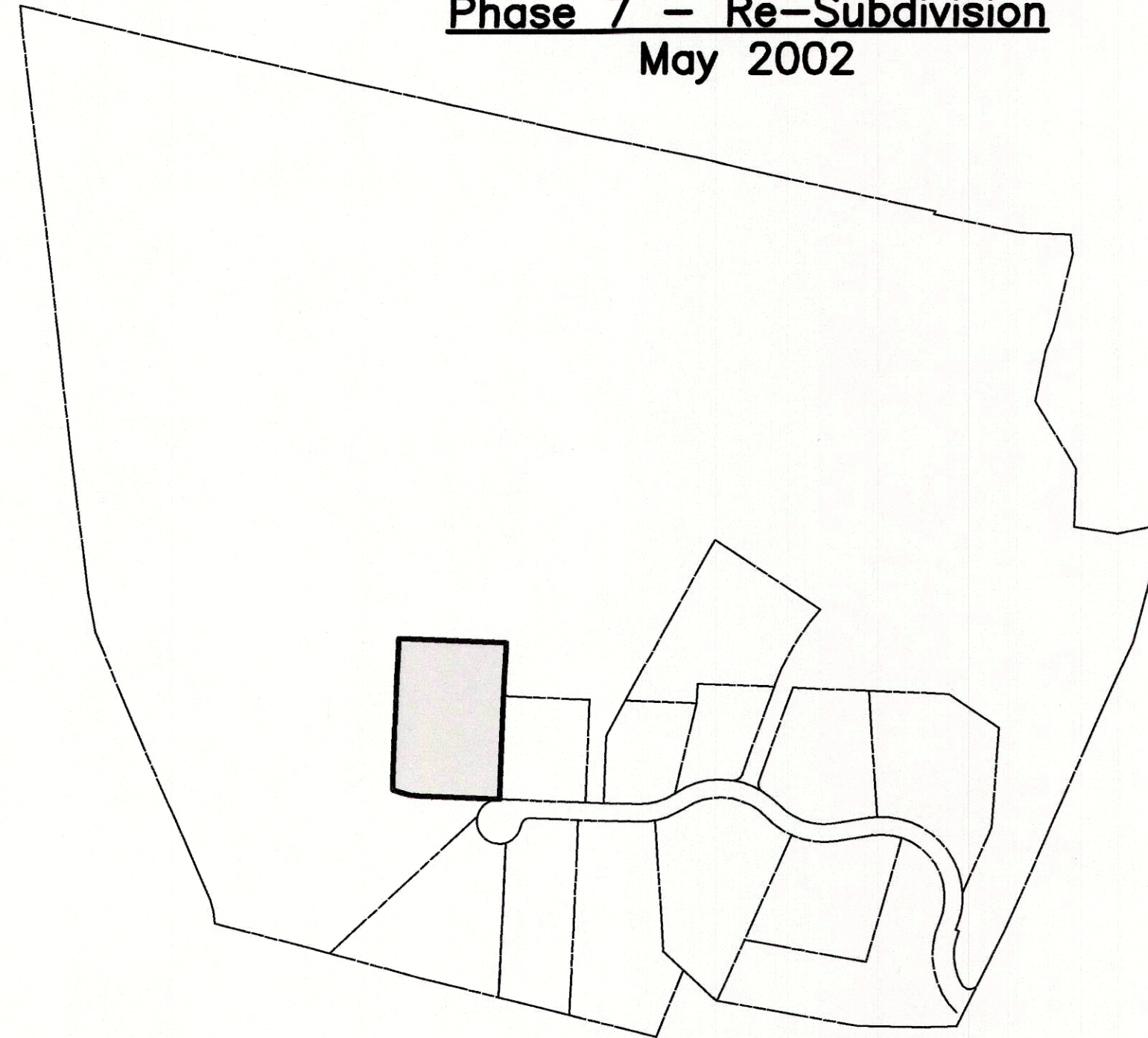


History Plan 1

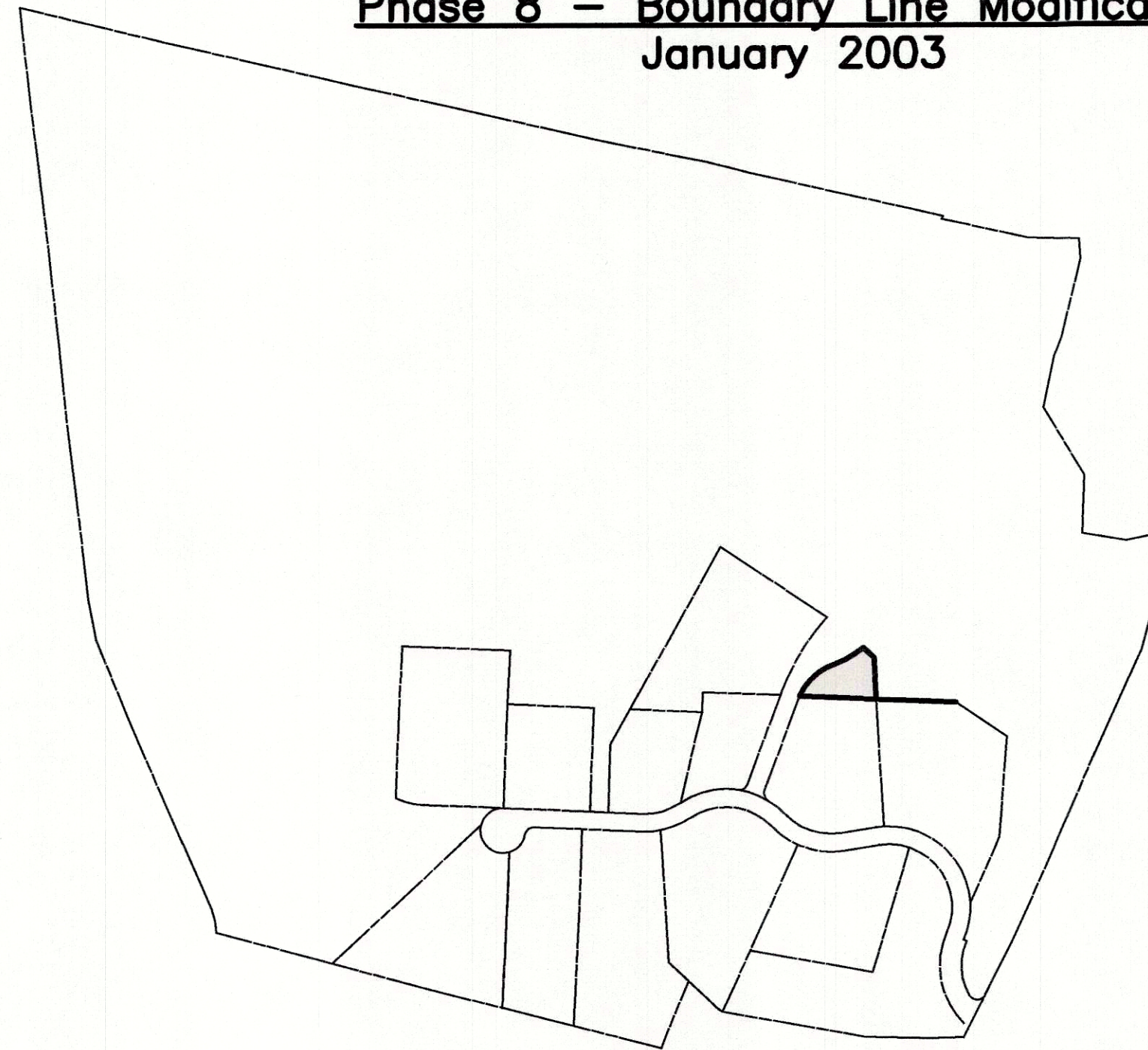
Prepared For:
Paul Lehto
Almada Drive & Paradise Drive
Brooklyn, Connecticut



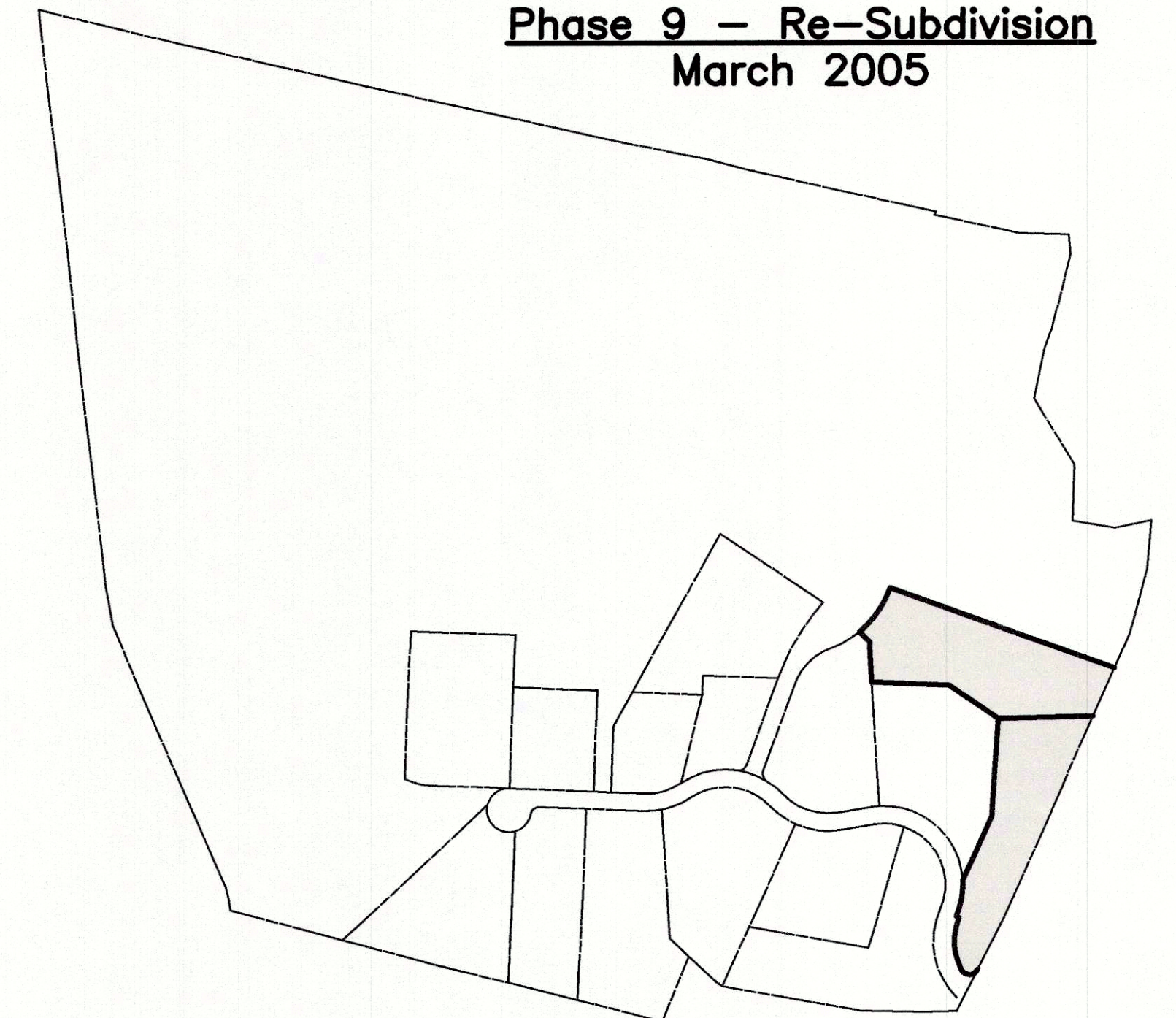
Phase 7 – Re-Subdivision
May 2002



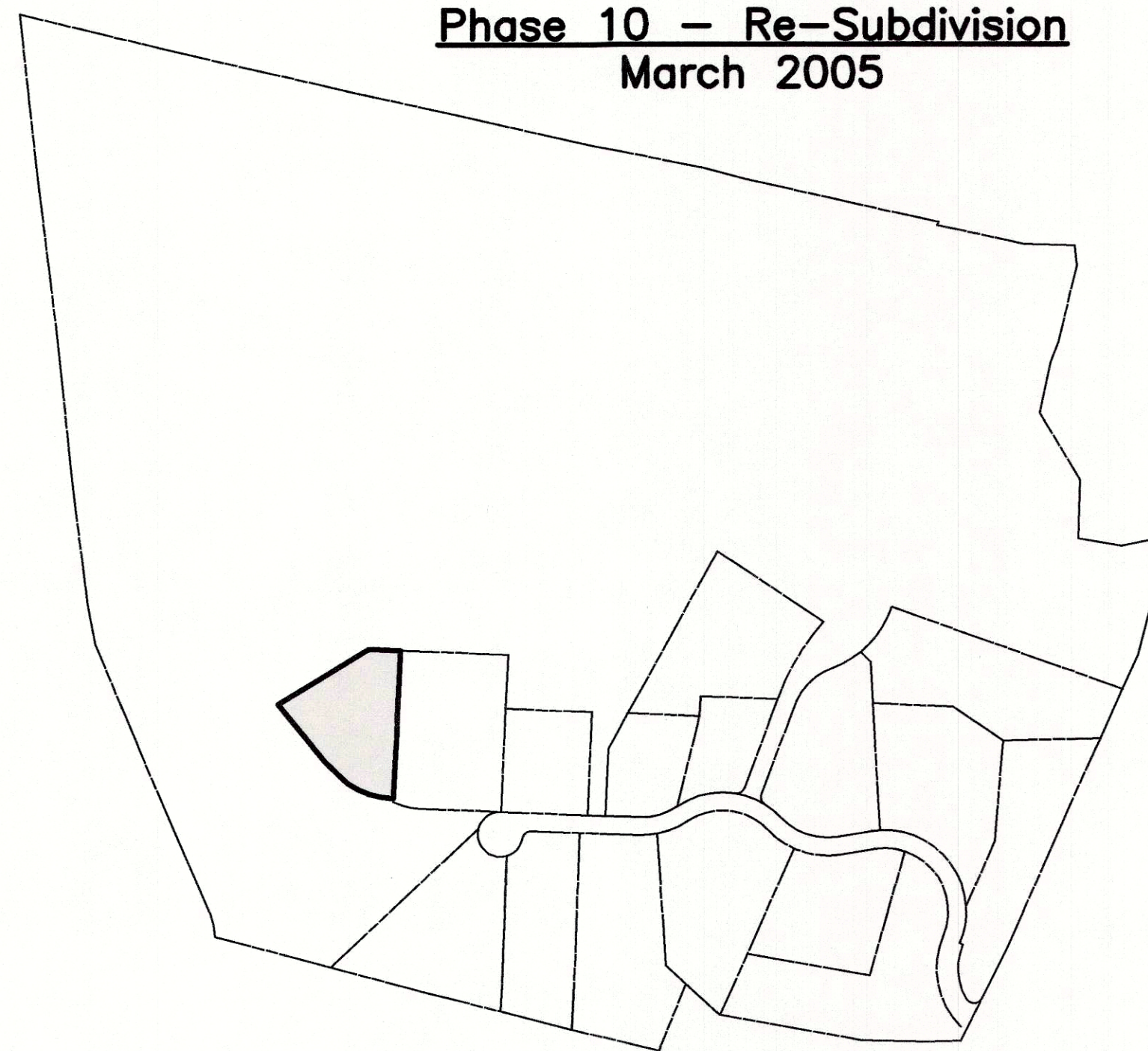
Phase 8 – Boundary Line Modification
January 2003



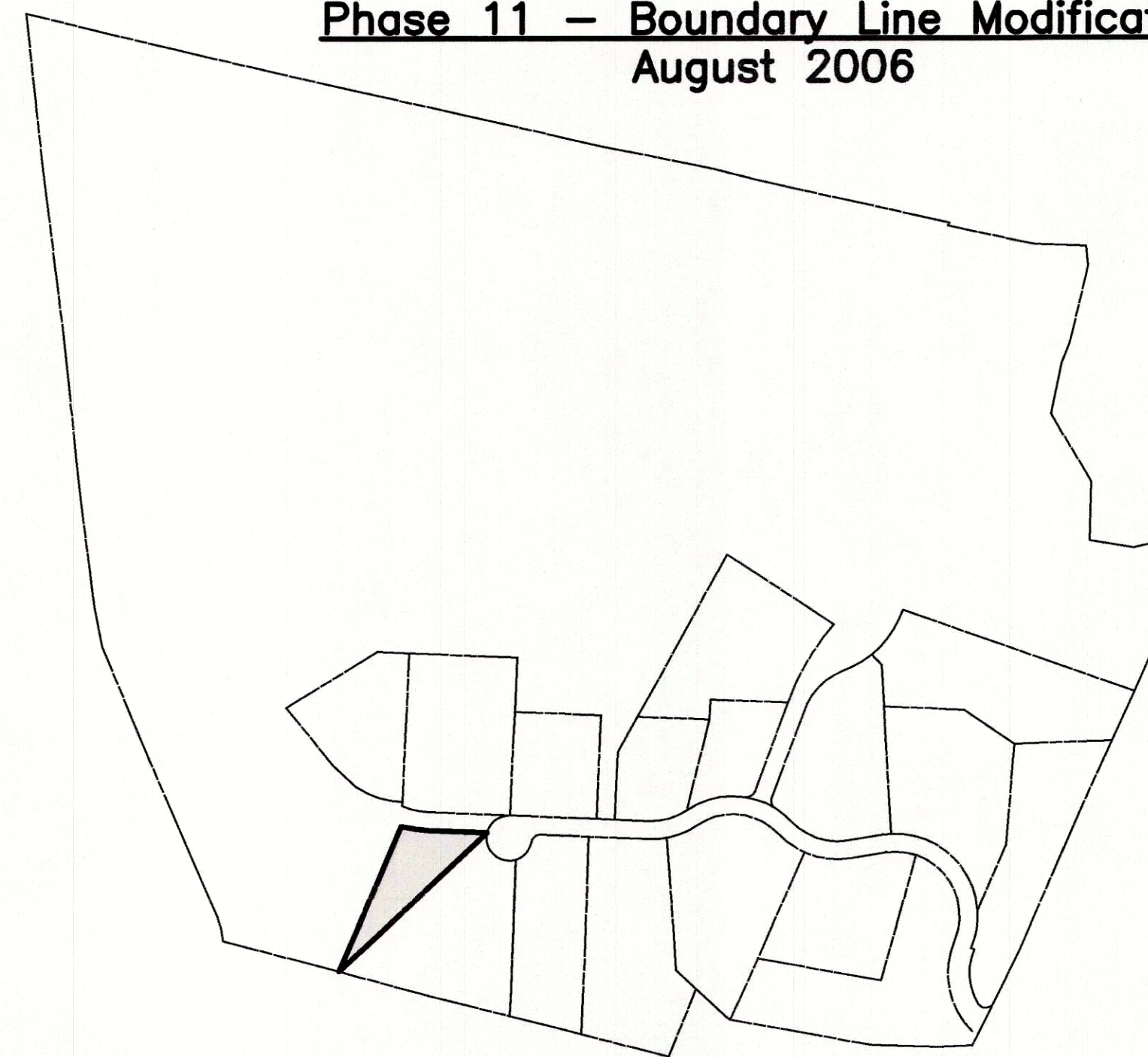
Phase 9 – Re-Subdivision
March 2005



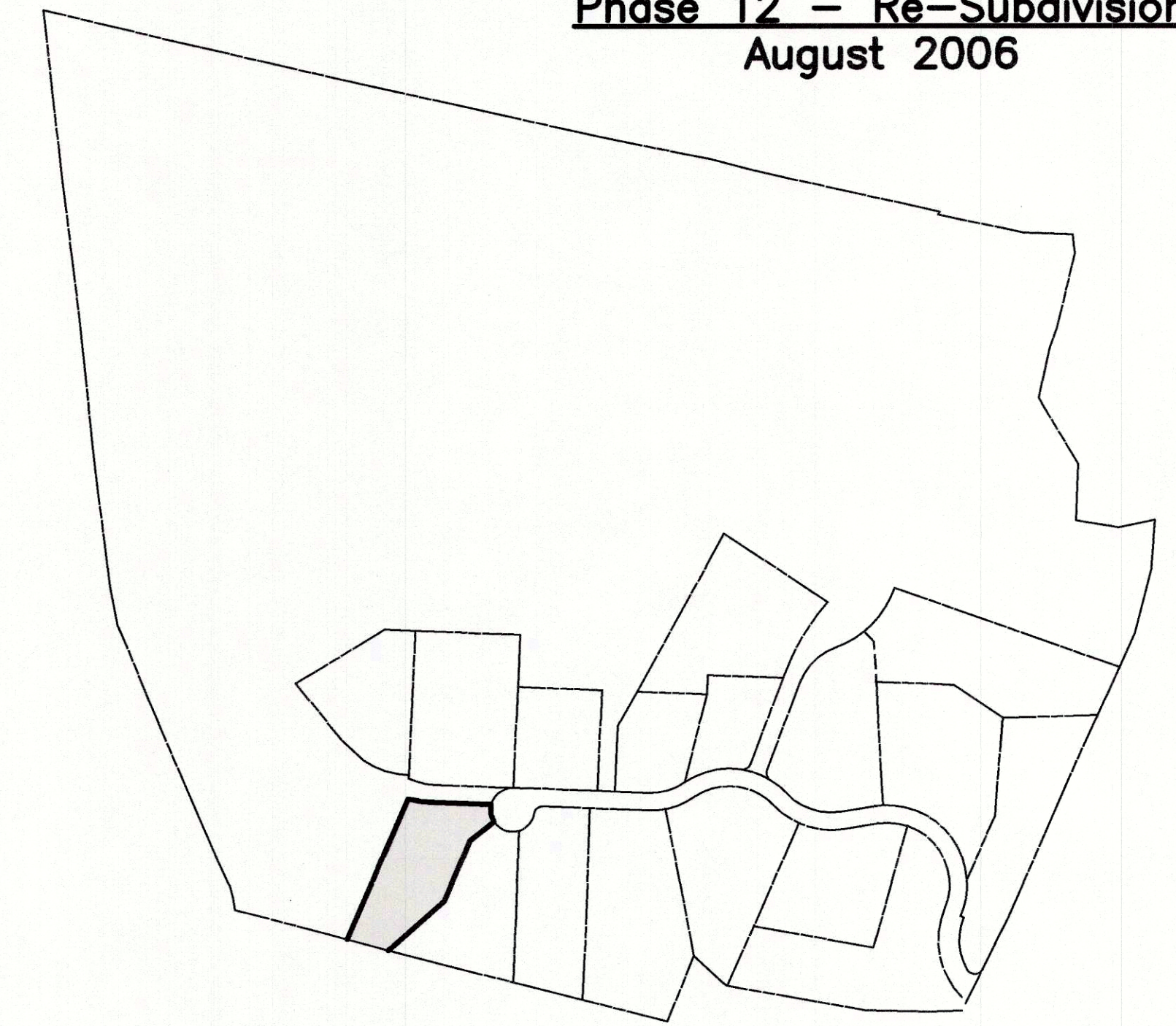
Phase 10 – Re-Subdivision
March 2005



Phase 11 – Boundary Line Modification
August 2006

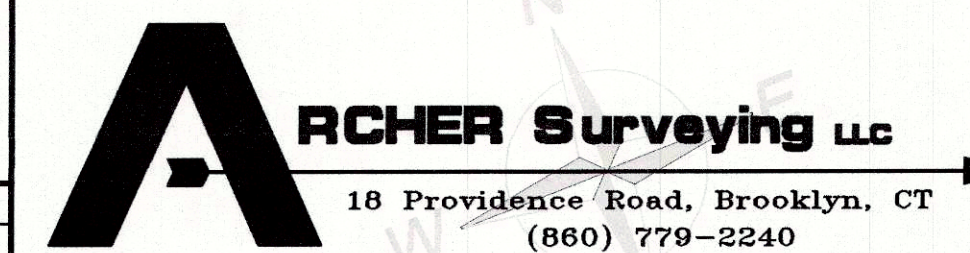


Phase 12 – Re-Subdivision
August 2006



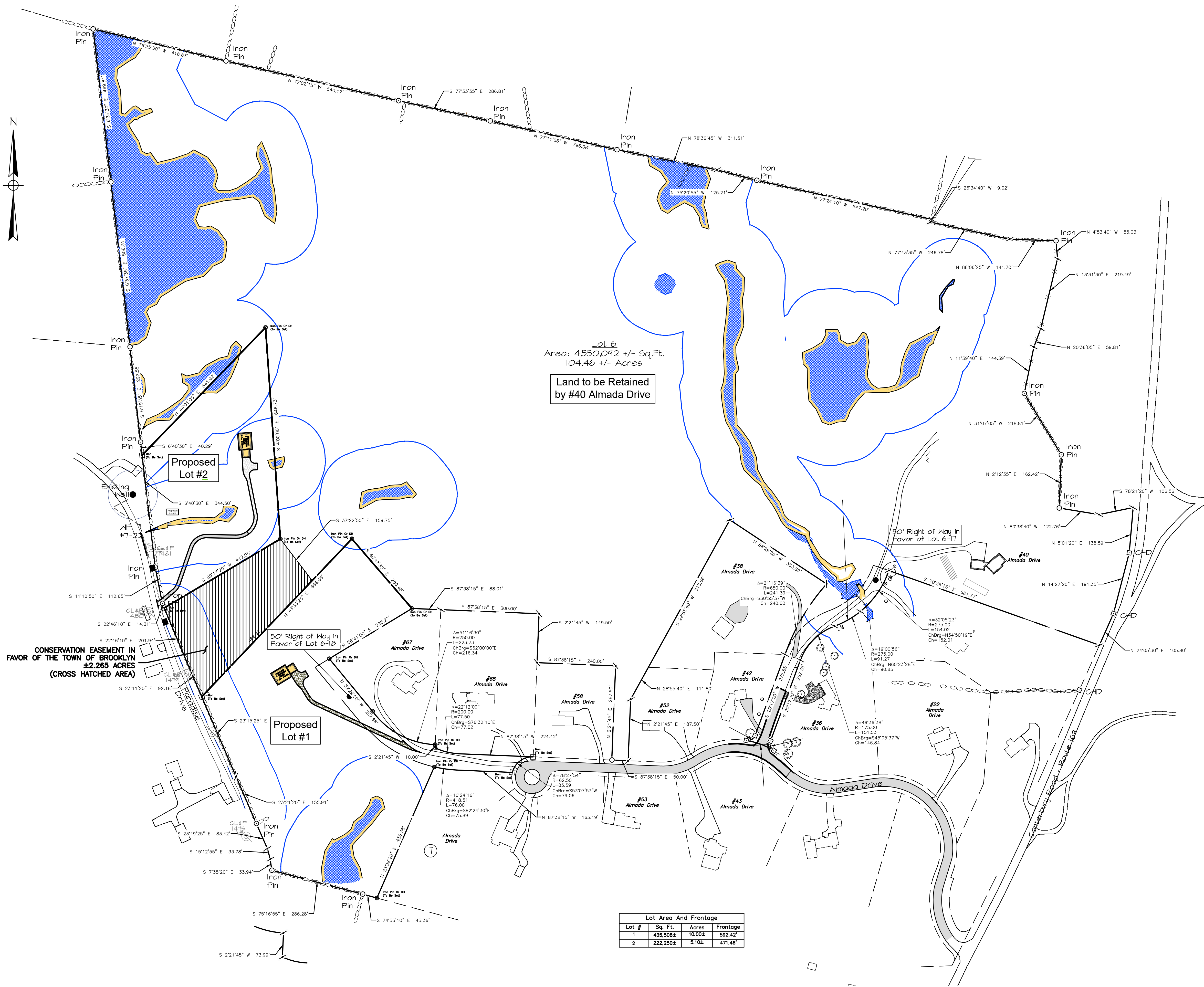
History Plan 2

Prepared For:
Paul Lehto
Almada Drive & Paradise Drive
Brooklyn, Connecticut



REVISIONS	

Sheet No. 4 Project No. 1761 Date: January 18, 2020



SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - A. TYPE OF SURVEY: BOUNDARY SURVEY
 - B. BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY OF THE SOUTHERLY BOUNDARIES RESURVEY OF THE REMAINDER
 - C. HORIZONTAL ACCURACY: CLASS A-2
 - D. VERTICAL ACCURACY: N/A
 - E. TOPOGRAPHIC ACCURACY: N/A
 - F. INTENT: TO DEPICT BOUNDARY INFORMATION SHOWING NEW LOTS FOR SUBDIVISION PLAN.
2. LATEST DATE OF FIELD WORK: October 2020.
3. HORIZONTAL ORIENTATION IS BASED ON MAP REFERENCE 1.
4. OWNER/APPLICANT: PAUL LEHTO
5. SUBJECT PROPERTY IS DEPICTED AS LOT 47 OF ASSESSOR'S MAP 41. DEED REFERENCE FOR SUBJECT PROPERTY IS VOL. 87, PG. 173.
6. WETLANDS LOCATIONS FROM MAP REFERENCE 1.
7. THIS MAP AND SURVEY ARE VALID ONLY IF THE PRINT OR MYLAR HAS THE EMBOSSED SEAL AND LIVE SIGNATURE OF THE SURVEYOR.

MAP REFERENCES

1. "PERIMETER SURVEY PREPARED FOR: PAUL LEHTO ALMADA & PARADISE DRIVE, BROOKLYN, CONNECTICUT" BY ARCHER SURVEYING LLC SHEET NO. 1 OF 1 PROJECT NO 1761 DATE: NOVEMBER 13, 2020 SCALE 1"=150'

CONSERVATION EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN ±2.265 ACRES (CROSS HATCHED AREA)

Lot 6
Area: 4,550,092 +/- Sq.Ft.
10.446 +/- Acres
Land to be Retained by #40 Almada Drive

Lot #	Sq. Ft.	Acres	Frontage
1	435,908±	10.00±	592.42'
2	222,250±	5.10±	471.46'

OPEN SPACE CALCULATION
AREA TO BE SUBDIVIDED: 15.10 ACRES
15% OPEN SPACE REQ.: 15.10 x 15% = 2.265 ACRES REQUIRED
±2.265 ACRES TO BE SET ASIDE AS A CONSERVATION EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN

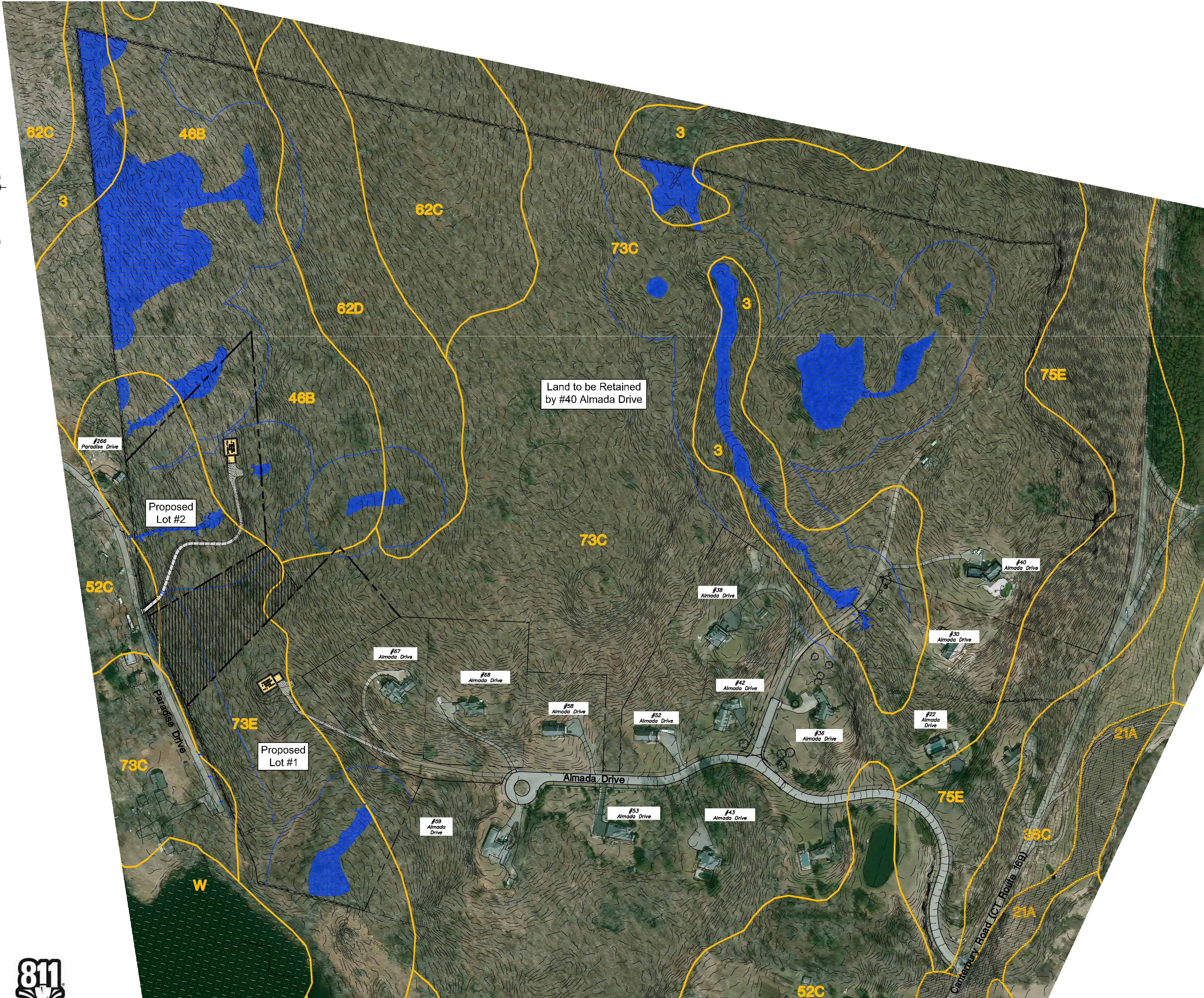
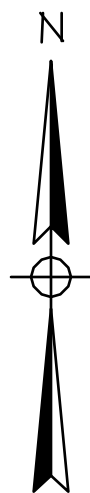
TO MY KNOWLEDGE AND BELIEF THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED OR DEPICTED HEREON.

RYAN J. CHEVERIE, L.L.S. #70454 07-06-21 DATE

150' 0 150' 300'
SCALE: 1"=150'

CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Project No. CLA-6383 Proj. Engineer K.J.H. Date: 3/31/2021 Sheet No. 5
Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut Subdivision Record Plan		

M:\6200\6300\6383\ Paradise Dr. Subdivision\Drawings\2. Lot Subdivision\6383 - 2. Lot Subdivision - Sheet 06-07 Plans.dwg



Plan of Development
150' 0 150' 300'
SCALE: 1"=150'

PROPOSED DEVELOPMENT

- THE PROPOSED DEVELOPMENT IS A 2 LOT RESIDENTIAL SUBDIVISION ALONG ALMADA DRIVE AND PARADISE DRIVE IN BROOKLYN, CT. THERE ARE NO PROPOSED PUBLIC IMPROVEMENTS AS PART OF THE DEVELOPMENT. THE PROPOSED LIMITS OF DISTURBANCE HAVE BEEN SHOWN ON PLANS. THE PROPOSED DEVELOPMENT WILL DISTURB APPROXIMATELY 2.7 ACRES.
1. THERE IS NO PROPOSED INLAND WETLAND DISTURBANCE.
 2. THERE IS APPROXIMATELY 56,350 SF OF PROPOSED WORK WITHIN THE 125-FOOT INLAND WETLAND UPLAND REVIEW AREA.
 3. THERE IS 100-YEAR FLOOD PLAIN LOCATED ON A PORTION OF THE PROPERTY, THERE IS NO PROPOSED WORK WITHIN THIS AREA. THE PROPERTY LIES WITHIN ZONE C "AREAS OF MINIMAL FLOODING". (FIRM MAP #0901640008A, EFFECTIVE DATE: JANUARY 3, 1985)
 4. NO PORTION OF THE LOT LIES WITHIN A CT DEEP NATURAL DIVERSITY DATABASE AREA.
 5. NO PORTION OF THE LOT LIES WITHIN THE COASTAL MANAGEMENT AREA.
 6. NO PORTION OF THE LOT LIES WITHIN THE AQUIFER PROTECTION AREA
 7. THE RESIDENTIAL LOTS WILL BE SERVED BY ONSITE SEPTIC SYSTEMS.
 8. THE RESIDENTIAL LOTS WILL BE SERVED BY INDIVIDUAL WELLS.

GENERAL NOTES

1. CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 811 AT LEAST 2 FULL WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. INFORMATION SHOWN ON THE DRAWINGS RELATING TO MATERIALS, CONDITIONS, AND/OR LOCATIONS OF EXISTING STRUCTURES AND UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING FIELD SURVEY, UTILITY COMPANY AND TOWN RECORD MAPS AND DRAWINGS, AND IS NOT GUARANTEED ACCURATE OR COMPLETE.
3. THE CONTRACTOR SHALL EXCAVATE TEST PITS AS NEEDED OR AS DIRECTED TO VERIFY UTILITY INFORMATION.
4. MAINTENANCE AND PROTECTION OF TRAFFIC:
 - A. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MAINTENANCE AND PROTECTION OF TRAFFIC, TRAFFIC CONTROL, TEMPORARY SIGNING OR BARRICADES AND TEMPORARY LANE CLOSURES. CONTINUOUS ACCESS FOR BUSES AND EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
 - B. PASSAGE OF TRAFFIC ON ROADWAYS: A MINIMUM OF ONE LANE FOR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL PERFORM HIS OPERATIONS TO MINIMIZE DISRUPTIONS TO TRAFFIC WITHIN THE PROJECT SITE.
 - C. RESIDENTS OR BUSINESSES WITH DRIVES AFFECTED BY CONSTRUCTION SHALL BE NOTIFIED BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AND SHALL BE ALLOWED CONTINUOUS ACCESS TO THEIR PROPERTY.
 - D. CERTIFIED FLAGMEN SHALL BE USED FOR TRAFFIC CONTROL AS NEEDED THROUGHOUT THE DURATION OF CONSTRUCTION.
 - E. CONSTRUCTION SIGNS MUST CONFORM TO THE SIGNING REQUIREMENTS OUTLINED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)". ALL SIGN FACES SHALL BE REFLECTORIZED.
4. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES FOR CONSTRUCTION PURPOSES WITHIN THE STREET LINES, EASEMENTS AND PROPERTY AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT, ROADWAY, SIDEWALKS, ETC., OUTSIDE OF THE WORK AREA AND SHALL REPAIR SUCH DAMAGE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY AND PERMANENT SUPPORT OF ALL EXISTING UTILITY POLES IN AN ADJACENT TO THE CONSTRUCTION AREA AND SHALL COMPLY WITH ALL THE REQUIREMENTS AND SPECIAL DETAILS FOR THE SUPPORT OF UTILITIES REQUIRED BY UTILITY AGENCIES.
6. MATERIAL STOCKPILE AND STAGING AREAS: THE CONTRACTOR SHALL LOCATE STOCKPILE, MATERIAL STORAGE AND EQUIPMENT STORAGE AREAS AS SHOWN ON THE PLANS. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL IDENTIFY THESE AREAS AND PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED. ADJUSTMENTS TO THESE LOCATIONS MAY BE MADE IN THE FIELD PROVIDED THAT EROSION AND SEDIMENTATION CONTROL MEASURES ARE FURNISHED & INSTALLED AND IN NO CASE MAY THEY BE RELOCATED WITHIN THE 125-FOOT INLAND WETLAND UPLAND REVIEW AREA OR BEYOND THE PROPOSED LIMITS OF DISTURBANCE.
7. IF BLASTING IS PERFORMED A PRE-BLAST SURVEY WILL BE REQUIRED. ANY AND ALL BLASTING SHALL CONFORM TO THE REGULATIONS SET FORTH BY THE TOWN AND SHALL BE APPROVED BY THE APPROPRIATE TOWN AGENCIES AND ADJACENT UTILITY OWNERS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTLE TO GRADE ALL FRAMES, GRATES, COVERS, VALVE BOXES, ACCESS COVERS, AND ALL OTHER ITEMS WHICH NORMALLY MUST HAVE A FIXED RELATION TO FINISHED GRADE.
9. ALL WORK TO CONFORM TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION FORM 818, DATED JULY 2020, AS REVISED.
10. ALL FILL MATERIAL (BORROW) IMPORTED TO THE SITE SHALL BE "CLEAN FILL" IN ACCORDANCE WITH DEEP'S SOLID WASTE MANAGEMENT REGULATIONS (RCSA SECTION 22a-209-1).

Soil Data	
3	Ridgebury, Leicester, and Whitman soils, extremely stony
17	Timakwa and Natchaug Soils, 0 to 2 percent slopes
21A	Ninigret and Tisbury soils, 0 to 5 percent slopes
38C	Hinckley gravelly sandy loam, 3 to 15 percent slopes
46B	Woodbridge fine sandy loam, 2 to 8 percent slopes, very stony
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony
62C	Canton and Charlton soils, 3 to 15 percent slopes, extremely stony
62D	Canton and Charlton soils, 15 to 35 percent slopes, extremely stony
73C	Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes
W	Water

	STATEWIDE IMPORTANT FARMLAND SOILS		WATER
	PRIME FARMLAND SOILS		WETLANDS

		CLA Engineers, Inc. CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1986 Fax (860) 886-9165	
2 7/6/2021 Conservation Easement Shown		Project No. CLA-6383	
1 6/1/2021 Misc. Revisions per Town Comments		Proj. Engineer K.J.H.	
No. DATE REVISION		Date: 3/31/2021	
		Sheet No.	
		6	
Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut Site Analysis Plan			



Conceptual Lot Development: Lot 1
SCALE: 1"=40'

Conceptual Lot 1 Development

TEST PIT DATA
NDDH File No. 12000186
Testing Conducted on 2/15/18
by Terra Bombard, R.S.

TP 6A-1 (2018)
Mottles: N/O
Ground Water: N/O
Ledge: 67"
0-9" Topsoil/Roots
9-28" Very Fine Loamy Sand/Moist
28-67" Compact Very Fine Loamy Sand

TP 6A-2 (2018)
Mottles: 20"
Ground Water: 20"
Ledge: 67"
0-8" Topsoil
8-20" Very Fine Loamy Sand/Wet
20-56" Groundwater

TP 3 (2019)
Mottles: 30"
Ground Water: N/O
Ledge: N/O
Roots: 42"
0-12" Topsoil
12-30" OB/YB Fine Sandy Loom
30-70" GR Sandy Loom Till. Mottled

PERCOLATION TEST DATA
Performed by CLA Engineers, Inc. on 9/28/20

Perc 6A-1: Depth = 24" Pre-soak: Yes		
Time	Measuredown (Inches)	Change (Inches)
3:00	12"	-
3:05	15"	-3
3:10	18"	-3
3:15	20"	-2
3:20	21"	-1
3:25	22.5"	-1.5
3:30	24"	-1.5

Min. Perc Rate = 4 min./inch

SEPTIC SYSTEM DESIGN
PRIMARY LEACHING AREA
3 BEDROOM RESIDENCE
PERCOLATION RATE: 4 MIN./INCH
LEACHING AREA REQUIRED: 495 SF

USE 12'x48" STONE TRENCH
EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF
REQUIRED LENGTH = 495 SF / 3.0 SF/LF = 165 LF

MLSS CALCULATION
HYDRAULIC FACTORS
DEPTH TO RESTRICTIVE LAYER = 20"
SLOPE = 6 VF / 71 LF = 8.4%
HYDRAULIC FACTOR (HF) = 30
FLOW FACTOR (FF) = 1.5
PERCOLATION FACTOR (PF) = 1.0 (UP TO 10.0 MIN./INCH)
MLSS REQUIRED: 30 x 1.5 x 1.0 = 45 LF

PROPOSED SYSTEM
USE 3 ROWS OF 55 LF
LEACHING AREA PROVIDED = 495 SF

RESERVE LEACHING AREA
USE SAME AS PRIMARY SYSTEM

Conceptual Lot 2 Development

TEST PIT DATA
NDDH File No. 12000186
Testing Conducted on 8/6/20
by Sherry McGinn, R.S.

TP 6-1
Mottles: 28"
Ground Water: N/O
Roots: 24"
Ledge: 94"
0-12" Topsoil
12-28" OB Fine Sandy Loom
28-94" GR Mottled Sandy Loom Till

TP 6-2
Mottles: 32"
Ground Water: N/O
Roots: 32"
Ledge: 100"
0-13" Topsoil
13-32" OB Fine Sandy Loom
32-100" GR Mottled Sandy Loom Till

TP 6-3
Mottles: 24"
Ground Water: N/O
Roots: 24"
Ledge: 84"
0-8" Topsoil
8-24" RB Fine Sandy Loom
24-84" GR Mottled Sandy Loom Till

TP 6-4
Mottles: 30"
Ground Water: N/O
Roots: 30"
Ledge: 89"
0-11" Topsoil
11-30" YB/RB Fine Sandy Loom
30-89" GR Mottled Sandy Loom Till

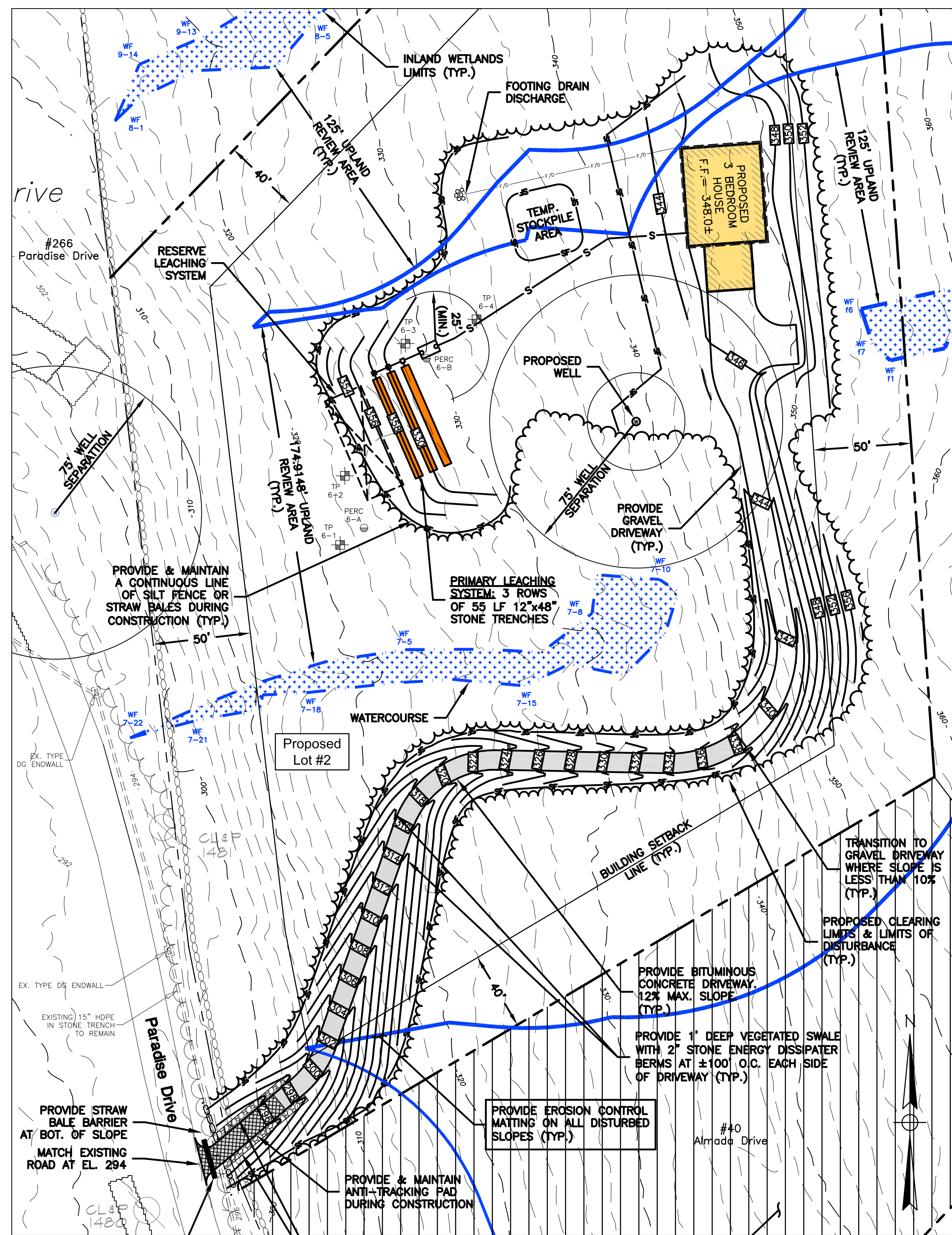
PERCOLATION TEST DATA
Performed by CLA Engineers, Inc. on 8/6/20

Perc 6-A: Presoak @ 12:22, 5"		
Time	Measuredown (Inches)	Change (Inches)
1:16	3.25	-
1:18	7.25	4
1:20	9	1.75
1:22	11	2
1:24	12.25	1.25
1:26	13.25	1
1:28	14.5	1.25
1:30	15.5	1
1:32	16.5	1
1:34	17	0.5
1:36	17.5	0.5
1:38	18	0.5
1:40	18.5	0.5
1:42	19	0.5

Perc Rate = 4 min./inch

Perc 6-B: Presoak @ 12:27 pm, 6.5"		
Time	Measuredown (Inches)	Change (Inches)
12:50	4.25	-
12:52	7.75	3.5
12:54	11	3.25
12:56	13.25	2.25
12:58	14.75	1.5
1:00	16.25	1.5
1:02	17.5	1.25
1:04	18.75	1.25
1:06	19.5	0.75
1:08	20.75	1.25
1:10	21.25	0.5
1:12	22.5	1.25

Perc Rate = 4 min./inch



Conceptual Lot Development: Lot 2
SCALE: 1"=40'

PROVIDE 20 LF 2-8" PVC (C900) OR DUCTILE IRON CULVERTS TO CONVEY FLOW FROM THE SWALE
INV.IN=293.6
INV.OUT=293.0

SEPTIC SYSTEM DESIGN
PRIMARY LEACHING AREA
3 BEDROOM RESIDENCE
PERCOLATION RATE: 4 MIN./INCH
LEACHING AREA REQUIRED: 495 SF

USE 12'x48" STONE TRENCH
EFFECTIVE LEACHING AREA OF LEACHING TRENCH 3.0 SF/LF
REQUIRED LENGTH = 495 SF / 3.0 SF/LF = 165 LF

MLSS CALCULATION
HYDRAULIC FACTORS
DEPTH TO RESTRICTIVE LAYER = 24"
SLOPE = 10 VF / 86 LF = 11.6%
HYDRAULIC FACTOR (HF) = 26
FLOW FACTOR (FF) = 1.5
PERCOLATION FACTOR (PF) = 1.0 (UP TO 10.0 MIN./INCH)
MLSS REQUIRED: 26 x 1.5 x 1.0 = 39 LF

PROPOSED SYSTEM
USE 3 ROWS OF 55 LF
LEACHING AREA PROVIDED = 495 SF

RESERVE LEACHING AREA
USE SAME AS PRIMARY SYSTEM

LINE 50 LF OF SWALE WITH 12" THICK MODIFIED RIPRAP (TYP. BOTH SIDES)

CONSERVATION EASEMENT (TYP. CROSS HATCHED AREA)

2 7/6/2021 Conservation Easement Shown		CLA Engineers, Inc. CIVIL · STRUCTURAL · SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165
1 6/1/2021 Misc. Revisions per Town Comments		
No.	DATE	REVISION
Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut		
Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut		
Lot Development Plan Lot 1 & Lot 2		
Project No. CLA-6383 Proj. Engineer K.J.H. Date: 3/31/2021 Sheet No. 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 PROVIDED 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 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, SEEDED, 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.
16. THE WETLANDS ENFORCEMENT OFFICER SHALL BE NOTIFIED AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION OF ANY EROSION CONTROLS.
17. THE WETLAND ENFORCEMENT OFFICER SHALL BE NOTIFIED AT THE COMPLETION OF WORK FOR FINAL INSPECTION AND SIGN OFF OF PERMIT COMPLIANCE.

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

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

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 STOCKPILES 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 6 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

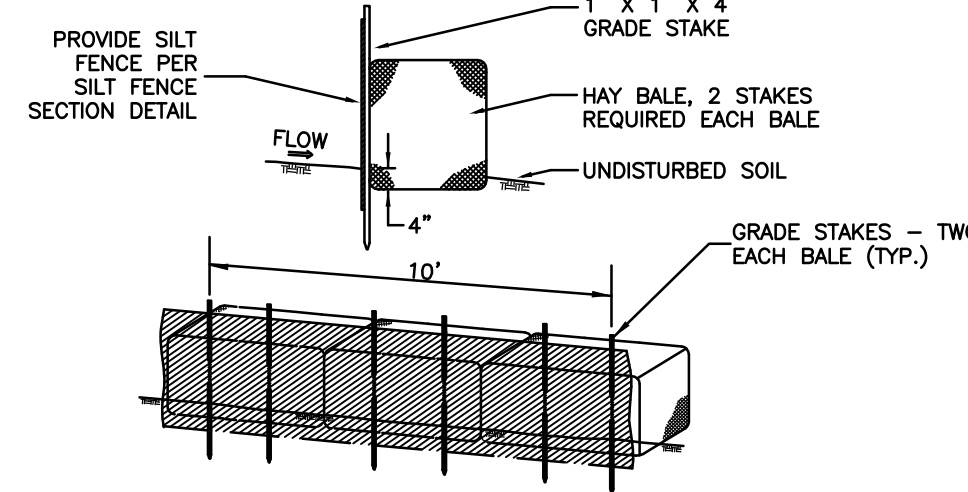
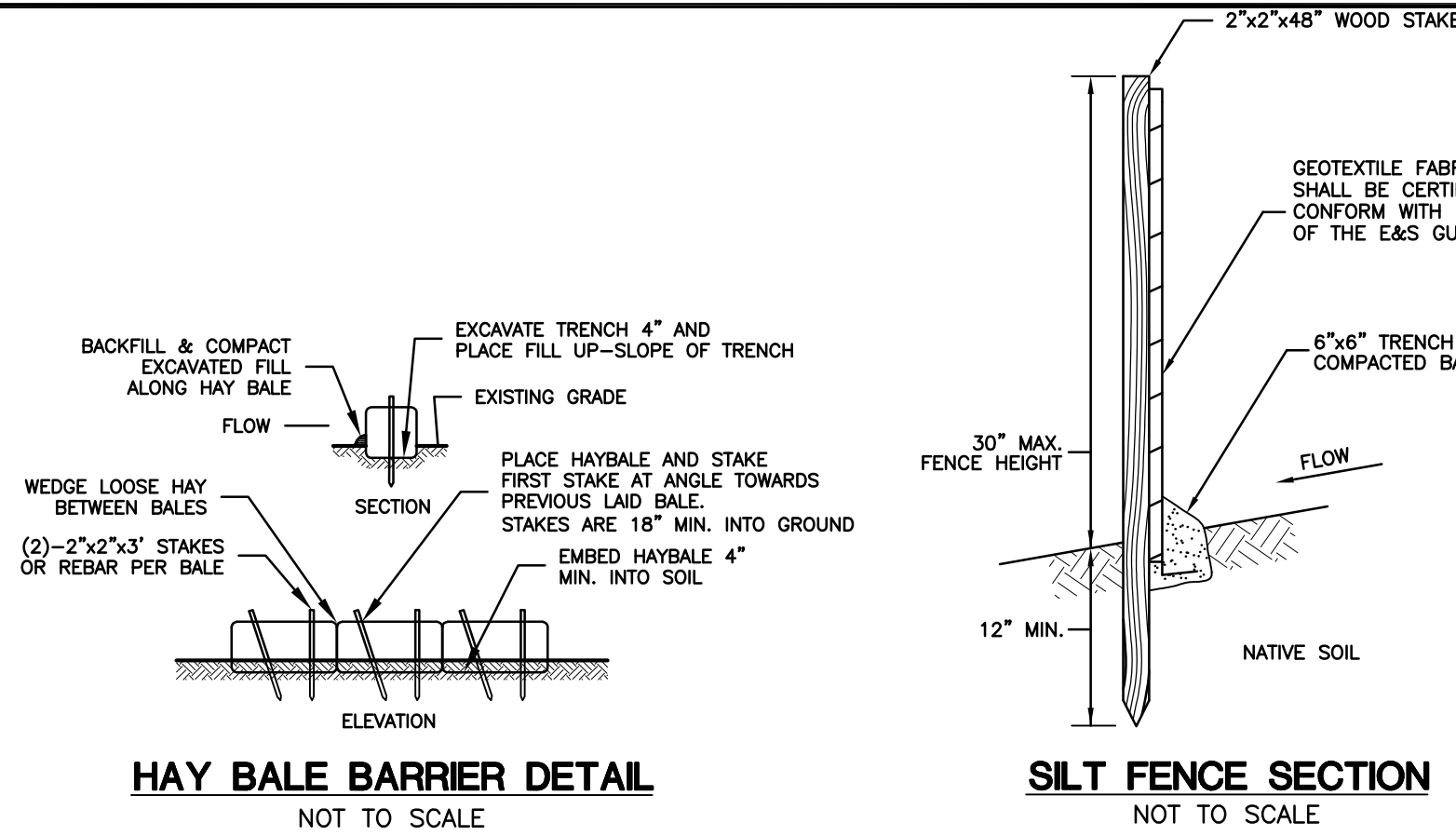
ALL DISTURBED AREAS	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

TYPICAL SEED MIXTURE FOR STEEP SLOPES (2:1 OR GREATER)

CT DEP SEED MIX NO. 6	LBS./ACRE	LBS./1000 S.F.
CREeping RED FESCUE	20	0.50
REDTOP (STREEKER, COMMON)	2	0.05
PERENNIAL RYEGRASS	20	0.50
	42	1.05

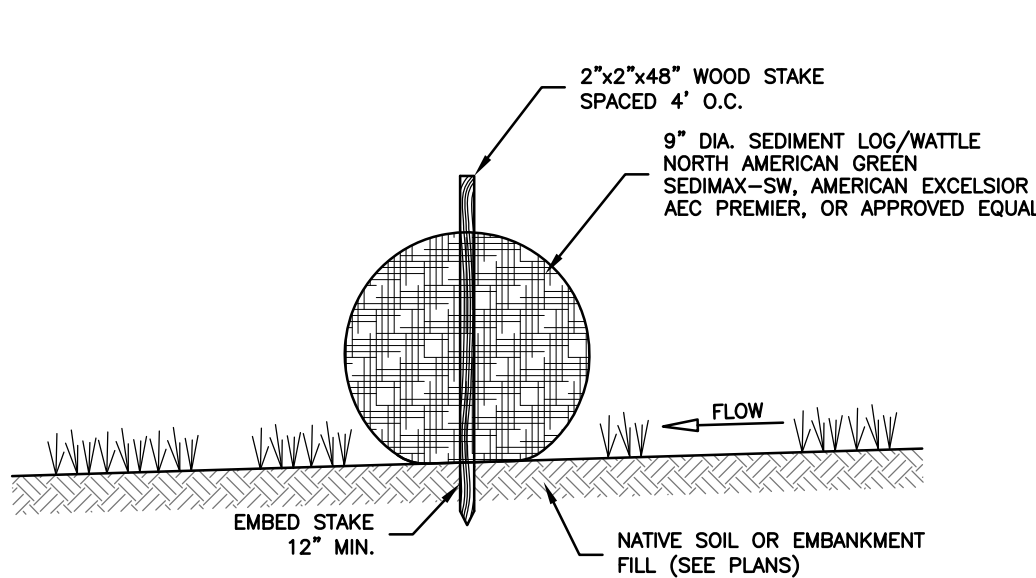
THE RECOMMENDED SEEDING DATES ARE:
APRIL 1 - JUNE 15 AND AUGUST 15 - OCTOBER 15

IMMEDIATELY FOLLOWING SEEDING, FIRM SEED BED WITH A ROLLER AND MULCH WITH WEED FREE STRAW. IF PERMANENT VEGETATIVE COVER IS HAS NOT BEEN ESTABLISHED BY OCTOBER 15, APPLY A TEMPORARY VEGETATIVE COVER ON THE TOPSOIL.



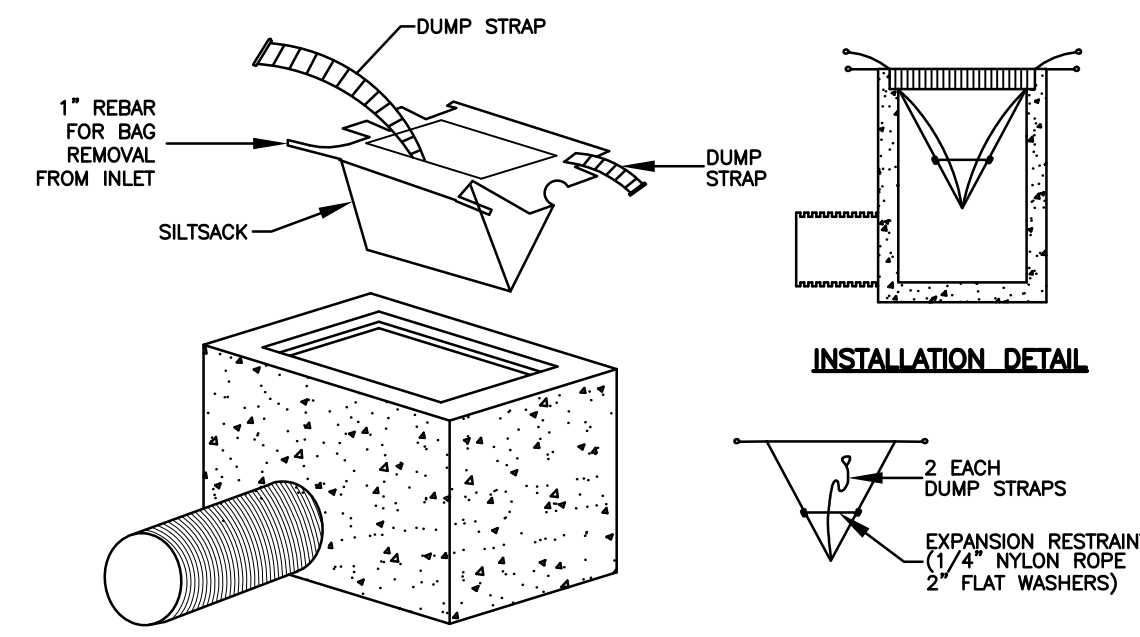
- CONSTRUCTION NOTES:
1. SILT FENCE FILTER CLOTH TO BE SECURELY FASTENED TO GRADE STAKE WITH STAPLES, 6" ON CENTER.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN ONE ANOTHER THEY SHALL OVERLAP BY 6" AND BE FOLDED.
 3. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

SILT FENCE BACKED BY HAY BALES DETAIL

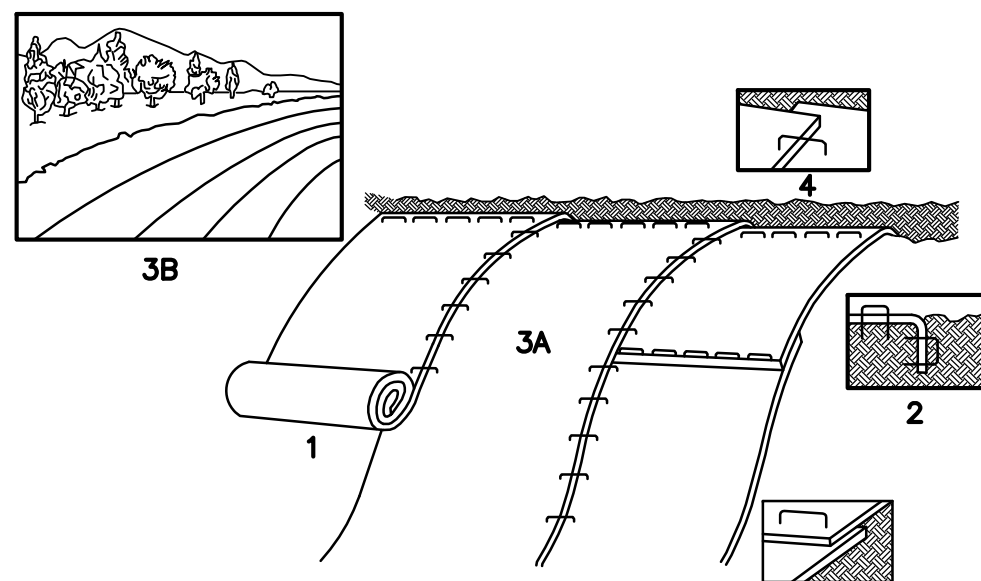


- NOTES:
1. STORMWATER LOG ENDS SHALL BE TIED TOGETHER, OVERLAPPED AT LEAST 24" OR BE SECURED AS RECOMMENDED BY THE MANUFACTURER.

STORMWATER SEDIMENT LOG (WATTLE) DETAIL

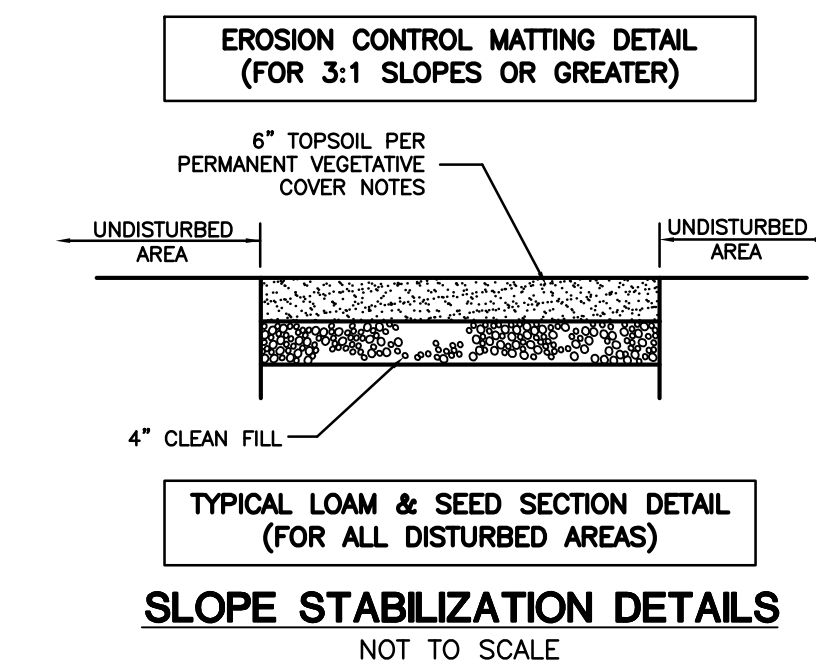


INLET SEDIMENT CONTROL DEVICE DETAIL

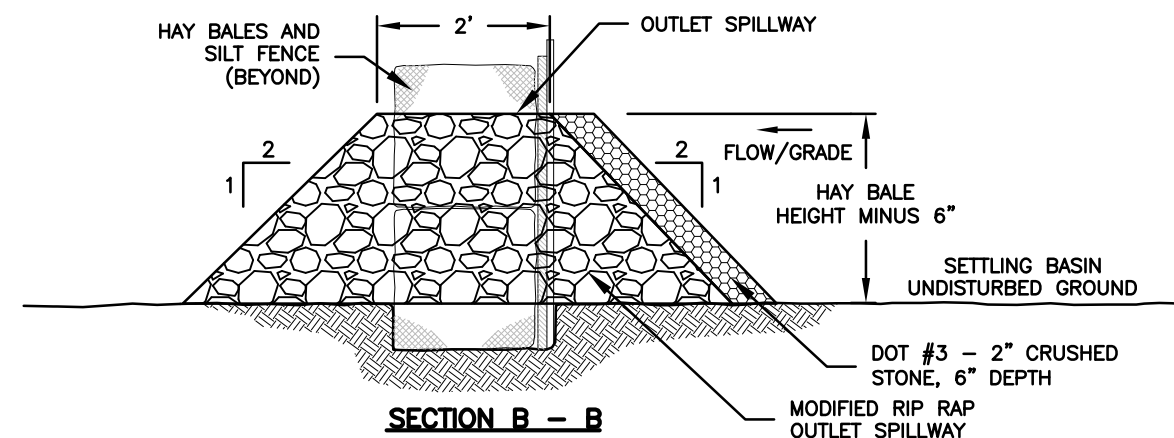
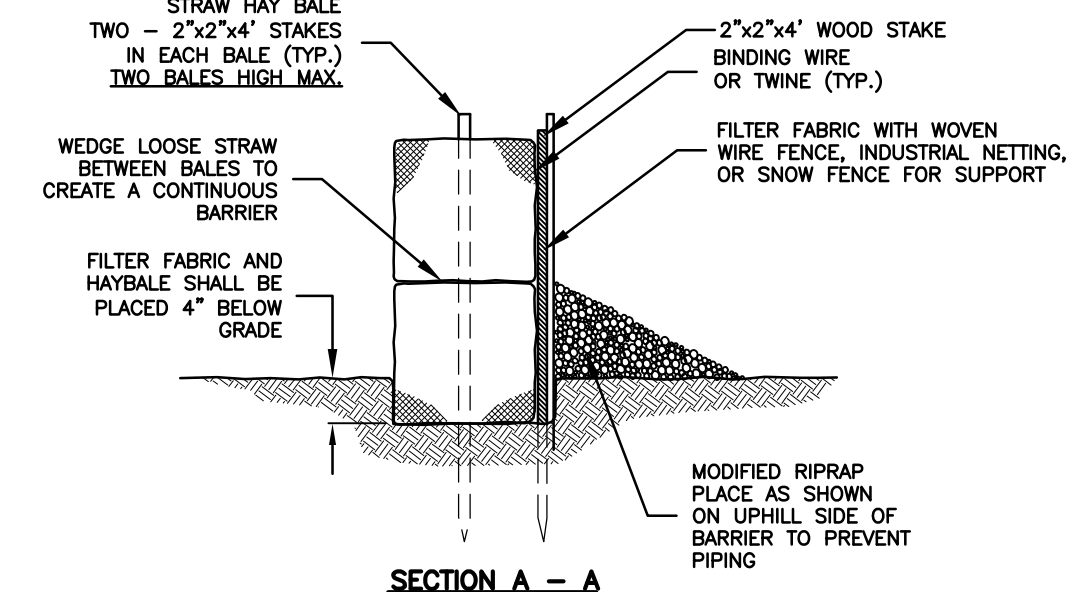
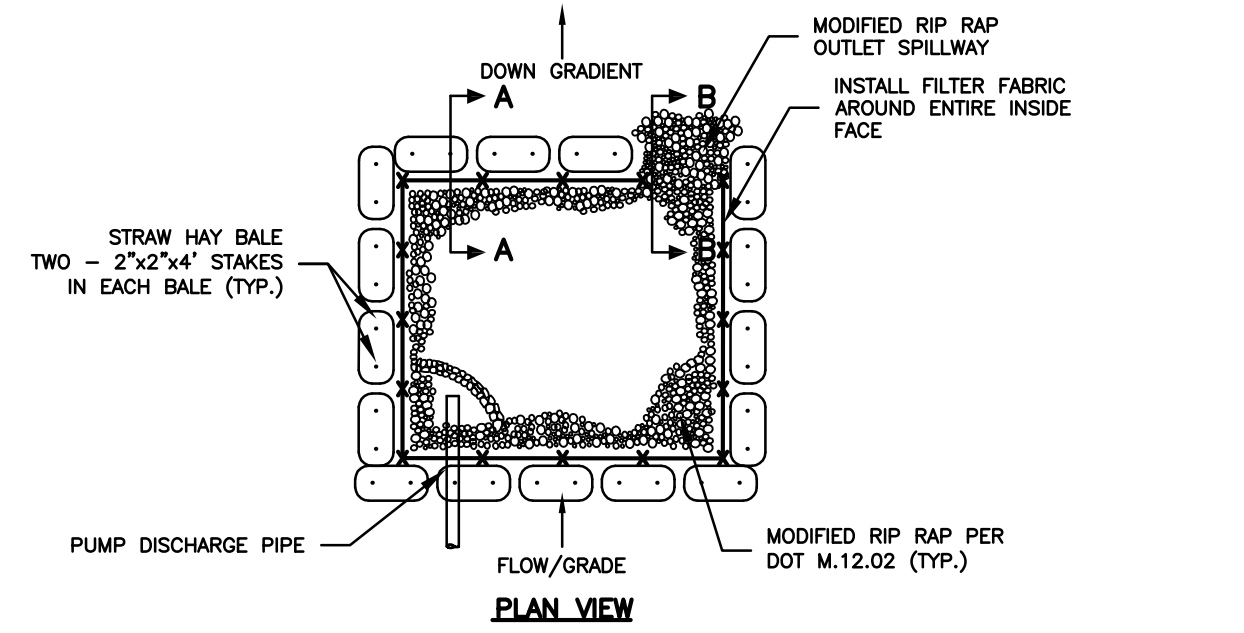


1. PROVIDE 6" THICKNESS OF TOPSOIL OVER CLEAN FILL. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED MIX PER PERMANENT VEGETATIVE COVER NOTES. (SHALL BE PAID FOR AT THE UNIT PRICE FOR LOAM, SEED, FERTILIZE & MULCH)
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING 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 BIONET C125BN OR APPROVED EQUAL.



SLOPE STABILIZATION DETAILS



- CONSTRUCTION NOTES:
1. SILT FENCE FILTER CLOTH TO BE SECURELY FASTENED TO GRADE STAKE WITH STAPLES, 6" ON CENTER.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN ONE ANOTHER THEY SHALL OVERLAP BY 6" AND BE FOLDED.
 3. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

DEWATERING PLAN

- A CLEAR WATER DISCHARGE SHALL BE PROVIDED AS FOLLOWS:
1. PUMP INLET SHALL BE PROTECTED WITH FILTER FABRIC & CRUSHED STONE.
 2. PUMP SHALL BE STAGED OUTSIDE OF WETLANDS.
 3. THE WATER SHALL BE PUMPED TO A DEWATERING STRUCTURE WHICH SHALL BE LOCATED AT LEAST 50 FEET FROM ANY REGULATED WETLAND AREA OR AS SHOWN ON THE PLANS.
 4. THE DEWATERING STRUCTURE SHALL BE SIZED TO ACCOMMODATE PUMP DISCHARGE RATE. REQUIRED VOLUME (C.F.) = PUMP DISCHARGE (G.P.M.) x 18
 5. THE DEWATERING STRUCTURE SHALL DISCHARGE TO A VEGETATED AREA.
 6. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN AND PROPERLY DISPOSED OF WHEN ACCUMULATION REACHES HALF OF THE REQUIRED STORAGE VOLUME.
 7. DEWATERING AREA SHALL BE RESTORED WITH NEW ENGLAND EROSION CONTROL SEED MIX.

HAY BALE BARRIER DE-WATERING DETAIL

STORMWATER MANAGEMENT & POLLUTION PREVENTION PLAN

- POLLUTION PREVENTION TEAM:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARRYING OUT THE PROVISIONS OF THIS PLAN.
1. SWEEPING: IMPERVIOUS SURFACES BEYOND THE WORK SITE SHALL BE SWEEPED CLEAN OF SAND, SILT AND LITTER DAILY AT THE END OF THE WORK DAY.
 2. OUTSIDE STORAGE: ACCESSORIES OR EQUIPMENT STORED OUTSIDE SHALL BE COVERED OR MAINTAINED TO MINIMIZE POSSIBILITY OF THESE MATERIALS OR THEIR RESIDUE PASSING TO STORM WATER.
 3. WASHING: NO WASHING OF VEHICLES, ACCESSORIES, EQUIPMENT, OR APPLIANCES AT THE WORK SITE.
 4. MAINTENANCE AND INSPECTION:
 - A. THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT.
 - B. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 - C. REMOVE SEDIMENT DEPOSITS FROM TEMPORARY SEDIMENT TRAPS WHEN THE DEPOSITS REACH APPROXIMATELY ON HALF OF THE STORAGE VOLUME.
 - D. DAILY DUST CONTROL USING WATER, OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED SURFACES.
 5. SPILLS OR ACCIDENTAL DISCHARGES:
 - A. COMPLY WITH STATE AND FEDERAL REGULATIONS TO CONTAIN AND CLEAN UP ANY SPILL OR DISCHARGE AND DISPOSE OF MATERIALS AT AN APPROVED FACILITY.
 - B. CONTACT CONNECTICUT DEEP OIL AND CHEMICAL SPILL RESPONSE DIVISION (860) 424-3338
 - C. THE FOLLOWING STEPS SHOULD BE PERFORMED AS SOON AS POSSIBLE:
 - a. STOP THE SOURCE OF THE SPILL.
 - b. CONTAIN THE SPILL.
 - c. COVER SPILL WITH ABSORBENT MATERIAL SUCH AS KITTY LITER, SAWDUST OR OIL ABSORBENT PADS. DO NOT USE STRAW.
 - d. DISPOSE OF ABSORBER IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.

				CLA Engineers, Inc. CIVIL · STRUCTURAL · SURVEYING	
				317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
No.	DATE	REVISION		Project No. CLA-6383 Proj. Engineer K.J.H. Date: 3/31/2021 Sheet No. 8	
1	6/1/2021	Misc. Revisions per Town Comments		Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut Stormwater Management Plan and Erosion & Sedimentation Control Details	



SEPTIC GENERAL NOTES

- ALL WORK AND MATERIAL (SEPTIC TANK, DISTRIBUTION BOX, PIPE, ETC.) SHALL CONFORM TO THE CONNECTICUT PUBLIC HEALTH CODE ON-SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AS REVISED.
- PROPOSED SEPTIC SYSTEMS SHALL BE STAKED IN THE FIELD BY A LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT. A BENCHMARK SHALL BE SET WITHIN 10'-15' OF THE PROPOSED SEPTIC SYSTEM PRIOR TO CONSTRUCTION.
- SEWER LINE FROM FOUNDATION WALL TO SEPTIC TANK SHALL BE 4" SCHEDULE 40 PVC - ASTM D 1785 AND JOINTS PER HEALTH DEPT. CODE.
- PIPE FROM SEPTIC TANK TO DISTRIBUTION LINES SHALL BE 4" SOLID PVC CONFORMING TO ASTM D-3034 AND SDR-35.
- LEACHING SYSTEM ROWS SHALL BE SET LEVEL FOR ENTIRE LENGTH AND HAVE A CENTER TO CENTER SPACING AS CALLED FOR IN THE CONNECTICUT PUBLIC HEALTH CODE.
- THERE ARE PRESENTLY NO KNOWN WATER WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEMS.
- PROPOSED SEPTIC AREAS SHALL BE CLEARED AND GRUBBED. ALL TOPSOIL IN THE AREA SHALL BE STRIPPED AND STOCKPILED FOR FUTURE USE.
- ALL FILL MATERIAL SHALL BE CLEAN EARTH FREE OF STUMPS, ORGANICS, CONSTRUCTION DEBRIS AND TOPSOIL.
- TOPSOIL SHALL BE RE-APPLIED OVER ALL FILL AREAS AND ALL DISTURBED AREAS IN ACCORDANCE WITH THE SLOPE STABILIZATION DETAILS.

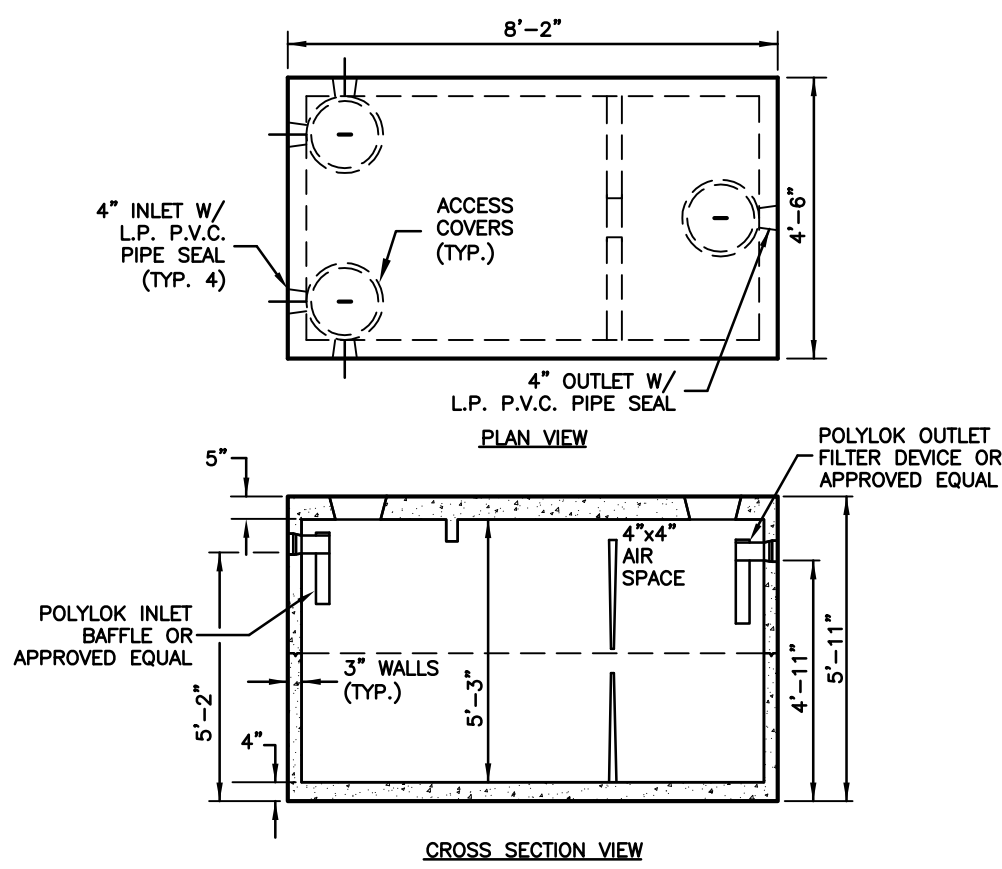
SELECT FILL SPECIFICATION

SELECT FILL PLACED WITHIN AND ADJACENT TO LEACHING SYSTEM AREAS SHALL BE CLEAN MATERIAL, COMPRISED OF SAND, OR SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY THE DESIGN P.E. SELECT FILL EXCEEDING 6 PERCENT PASSING THE #200 SIEVE BASED ON WET SIEVE ANALYSIS CANNOT BE APPROVED BY THE DESIGN P.E.

- THE SELECT FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THE THREE (3) INCH SIEVE.
- UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED (GRAVEL PORTION) ON THE #4 SIEVE.
- THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
- THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADATION CRITERIA

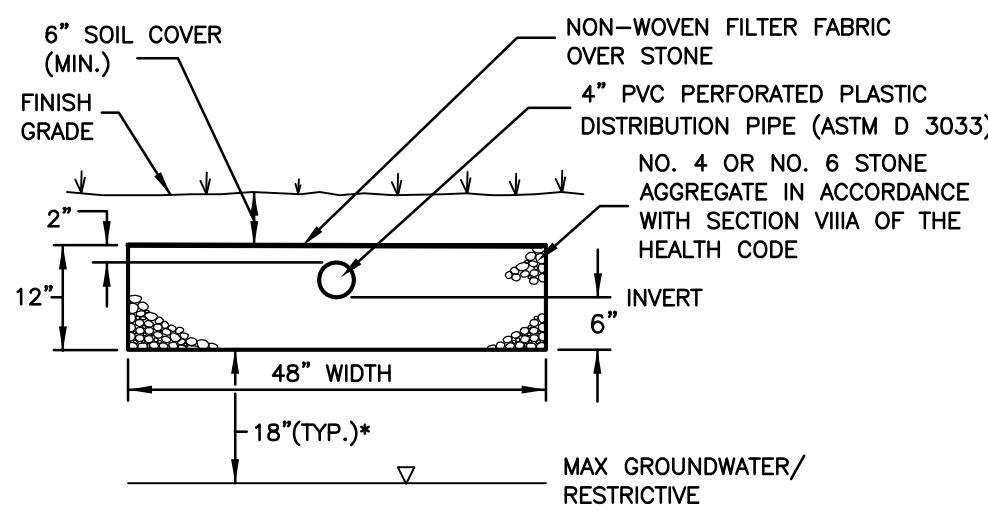
SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50*	10-75
#100	0-20	0-5
#200	0-5	0-2.5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75 IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10 AND THE #200 SIEVE DOES NOT EXCEED 5.



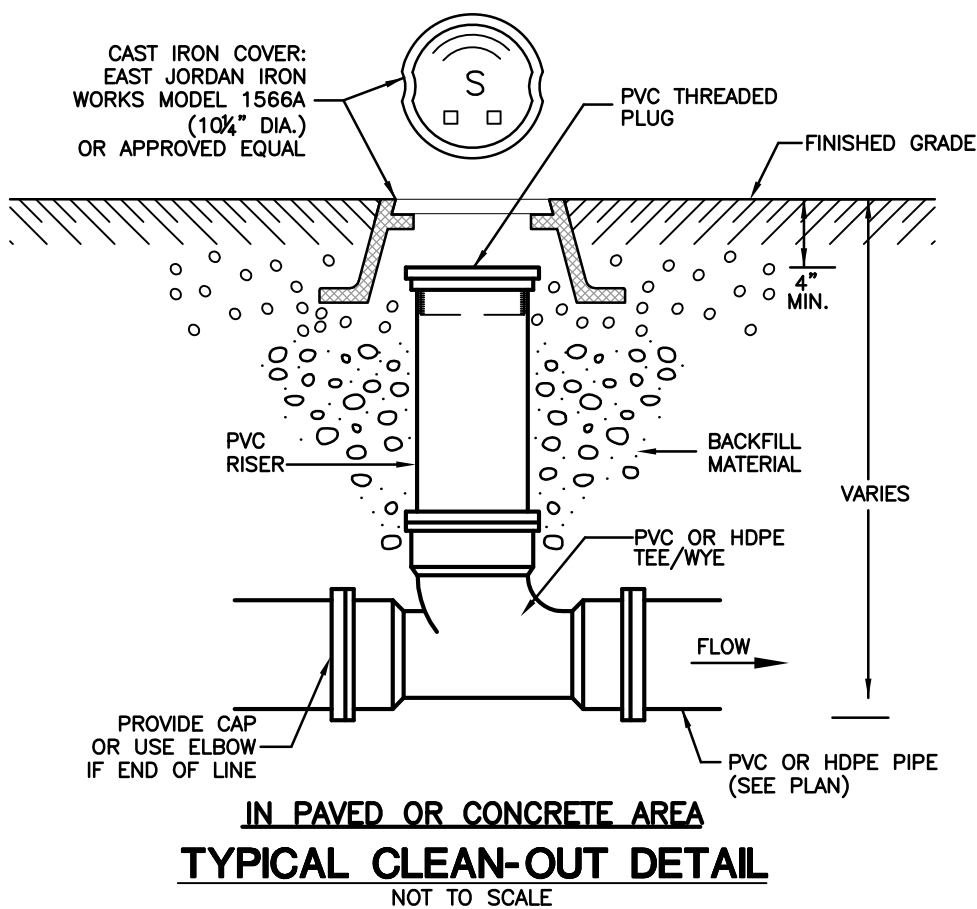
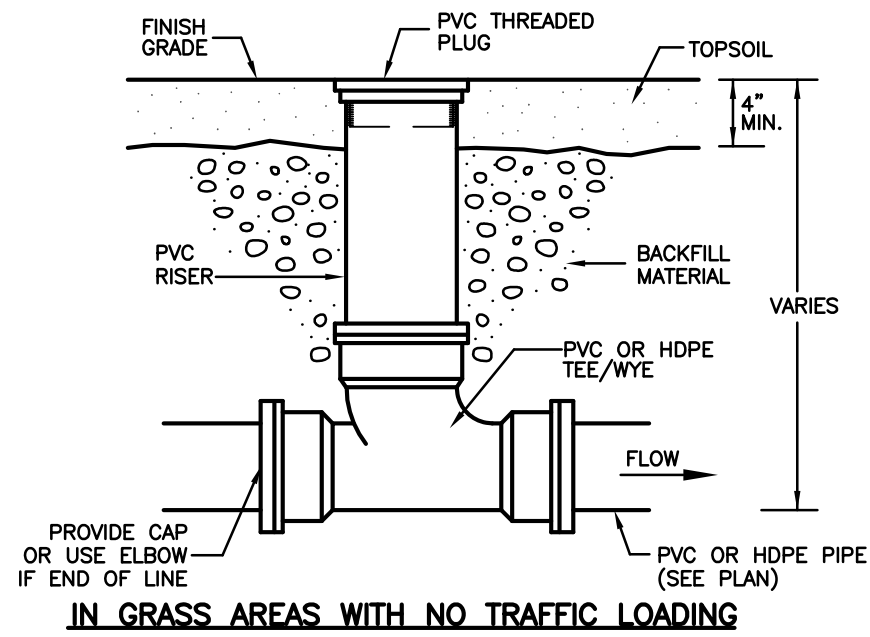
- DIMENSIONS MAY VARY DEPENDING ON TANK MANUFACTURER (UNITED CONCRETE SHOWN)
- CONCRETE - 4,000 P.S.I. AT 28 DAYS
- STEEL REINFORCEMENT- ASTM A-615 GR. 60, A-185 OR A-497, 1" MIN. COVER
- CONSTRUCTION JOINT-SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT.
- SEPTIC TANK SHALL MEET THE REQUIREMENTS OF SECTION 5 OF THE CT. PUBLIC HEALTH CODE
- PROVIDE RISERS AND ACCESS COVER TO WITHIN 12" OF FINISHED GRADE. TANK ACCESS COVERS TO REMAIN IN PLACE.

1,000 GALLON REGULAR DUTY SEPTIC TANK DETAIL
NOT TO SCALE

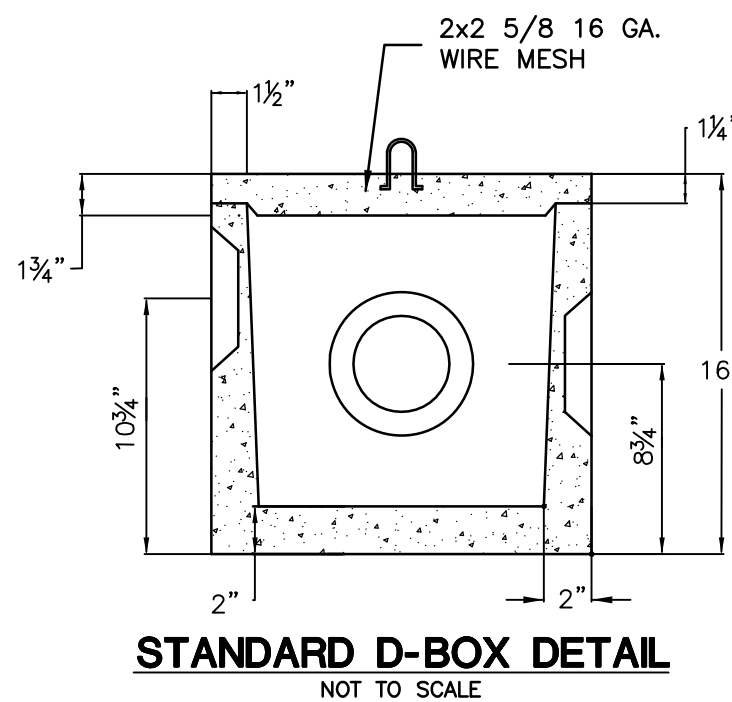


* INCREASE TO 24" WHERE PERC RATE IS FASTER THAN 5.0 MIN/IN

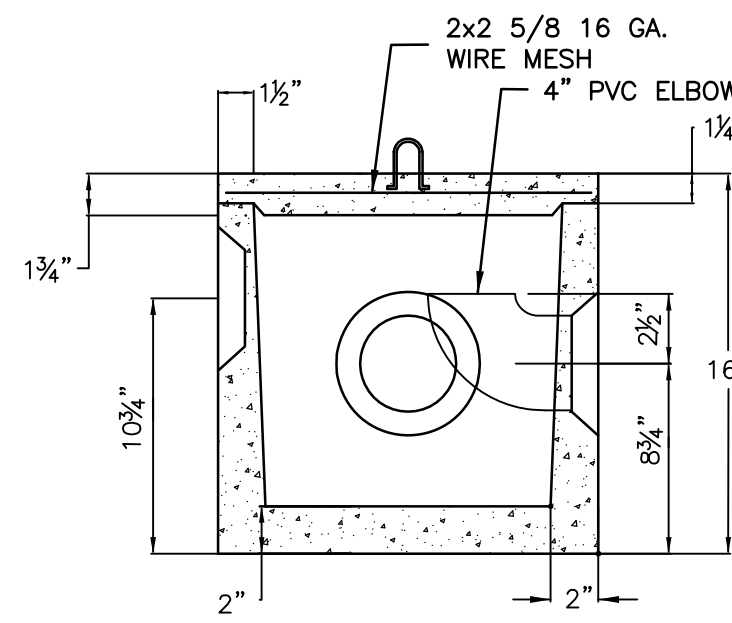
12" x 48" LEACHING TRENCH DETAIL
NOT TO SCALE



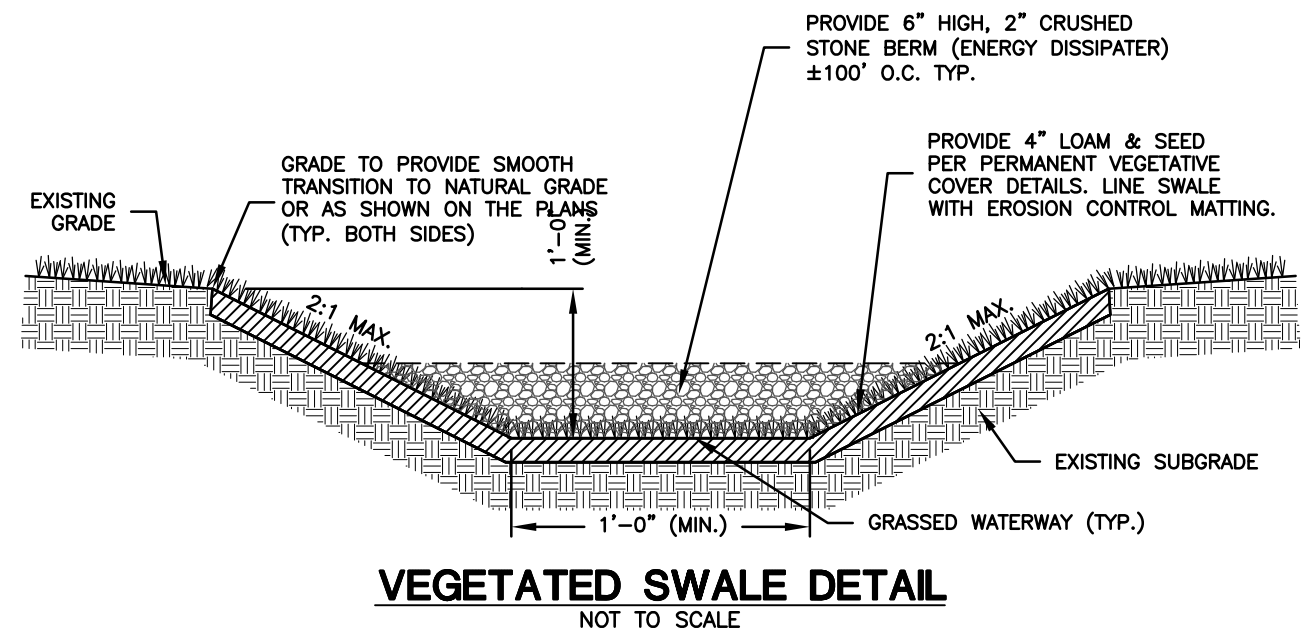
TYPICAL CLEAN-OUT DETAIL
NOT TO SCALE



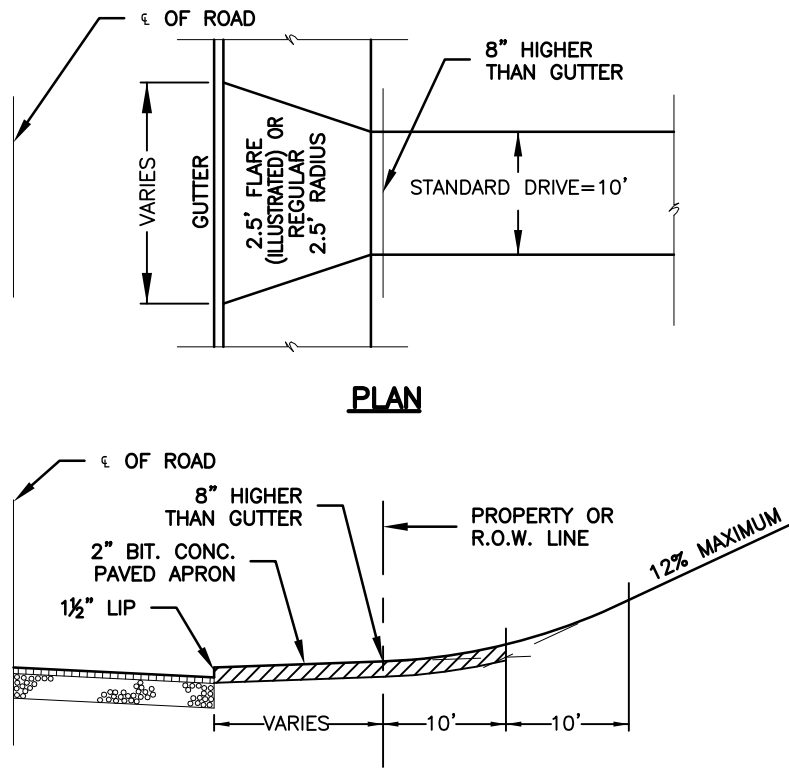
STANDARD D-BOX DETAIL
NOT TO SCALE



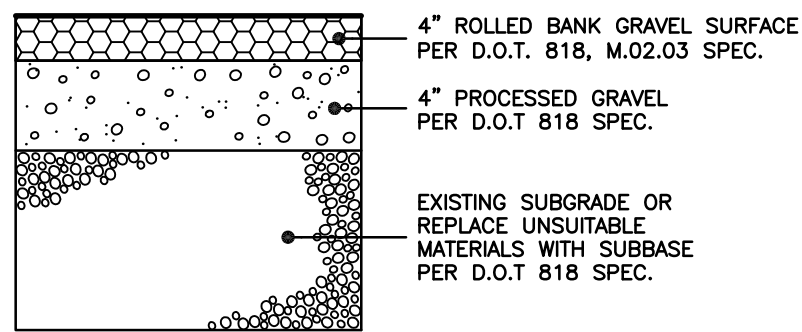
STANDARD D-BOX WITH ELBOW DETAIL
NOT TO SCALE



VEGETATED SWALE DETAIL
NOT TO SCALE

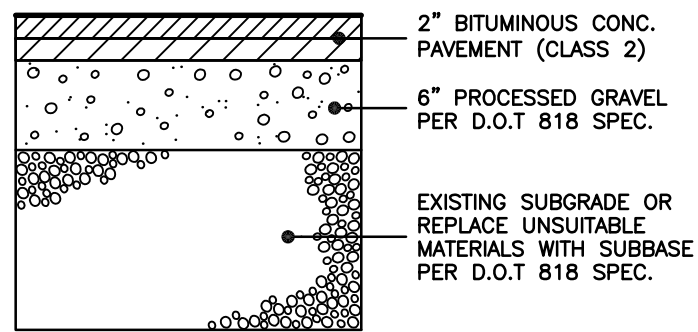


TYPICAL DRIVEWAY DETAILS
NOT TO SCALE



- NOTES:
- PROVIDE CONTINUOUS TACK COAT ALONG EDGE WHEN MATCHING EXISTING PAVEMENT
 - CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL WHEN TESTED IN ACCORDANCE WITH AASHTO T180, METHOD D

TYPICAL GRAVEL DRIVEWAY SECTION DETAIL
NOT TO SCALE



- NOTES:
- PROVIDE CONTINUOUS TACK COAT ALONG EDGE WHEN MATCHING EXISTING PAVEMENT
 - CONTRACTOR TO PROVIDE COMPACTION ON ALL TRENCH BACKFILLS, EXCAVATIONS AND PAVEMENT BASES TO NOT LESS THAN 95% OF THE DRY DENSITY FOR THAT MATERIAL WHEN TESTED IN ACCORDANCE WITH AASHTO T180, METHOD D

TYPICAL BITUMINOUS DRIVEWAY SECTION DETAIL
NOT TO SCALE

			CLA Engineers, Inc. CIVIL · STRUCTURAL · SURVEYING	
1 6/1/2021 Misc. Revisions per Town Comments			317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
No.	DATE	REVISION	Project No. CLA-6383	
			Proj. Engineer K.J.H.	
			Date: 3/31/2021	
			Sheet No.	
			9	
			Subdivision Plan Prepared for Paul R. Lehto #40 Almada Drive, Brooklyn, Connecticut	
			Two Lot Resubdivision 40 Almada Drive Brooklyn, Connecticut	
			Construction Details	



July 1, 2021

Robert A. DeLuca, P.E.
CLA Engineers, Inc.
317 Main Street
Norwich, CT 06360

Re: Proposed Subdivision, Almada Drive, Brooklyn

Dear Mr. DeLuca:

The Office of State Archaeology (OSA) reviewed the project plans for the proposed two-lot subdivision on Almada Drive in the town of Brooklyn. The planned project includes development of a two-lot residential subdivision along Almada Drive and Paradise Drive. The proposed development includes construction of two single-family houses, and associated driveways and infrastructure, including septic systems and drainage features. The proposed construction would expand an existing residential subdivision. The parcel planned for subdivision and development currently consists of a mix woodland and wooded swamp.

OSA examined state archaeological site files and reports, USDA soil maps, historic maps, LiDAR imagery, and aerial photographs to assess the archaeological sensitivity of the project area. The proposed development area is situated on fairly steep terrain above Paradise Lake and the outlet of Tatnic Brook. The soils mapped in the project area are stony to extremely stony. LiDAR imaging of the project area indicates the presence of stone walls within the planned lots. Previous archaeological survey work south of the proposed project area, in the once planned I-84 corridor, resulted in the discovery of numerous pre-contact Native American archaeological sites focused on the brook. These sites were generally recorded in areas with 0-5% slope and within 100 meters of fresh water. Therefore, while the overall area in the vicinity of Paradise Lake and Tatnic Brook has high archaeological sensitivity, the topography, rocky soils, and distance from the historic track of the brook suggests limited potential for archaeological resources within the two proposed subdivision lots.

Based on OSA's review of project information and environmental and cultural data, the proposed undertaking will have no adverse effect on archaeological resources. OSA recommends no additional archaeological work in the project area, as it is unlikely to yield significant information about the past. However, OSA recommends avoidance of stone walls, stone piles, or other stone structures that may be present on the properties slated for development. These resources reflect Brooklyn's agrarian past and are an important aspect of our shared cultural landscape.

Should you have any questions, feel free to contact me at sarah.sportman@uconn.edu or (860) 617-6884.

Sincerely,



Sarah P. Sportman, Ph.D.
Office of State Archaeology