

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Regular Meeting Agenda  
Wednesday, September 7, 2022 6:30 p.m.**

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

<b>Clifford B. Green Community Center, 69 South Main Street, Brooklyn, CT</b>		
<b>Click link below:</b> <a href="https://us06web.zoom.us/j/87925438541">https://us06web.zoom.us/j/87925438541</a>	<b>or</b>	<b>Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> Enter meeting ID: 879 2543 8541</b>
<b>Dial: 1-646-558-8656</b>		
<b>Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting</b>		

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting August 16, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
  - a. Reading of Legal Notices:**
  - b. Continued Public Hearings:**
  - c. New Public Hearings:**
    - 1. ZRC 22-006:** Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater.
    - 2. ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.
  - d. Other Unfinished Business:**
    - 1. ZRC 22-006:** Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater.
    - 2. ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.
    - 3. Plan of Conservation and Development Update – Housing Chapter. \*Public hearing October 18, 2022\***
- VII. New Business:**
  - a. Applications:**
    - 1. ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping. **\*Public hearing to be tentatively scheduled for October 5, 2022\***
  - b. Other New Business:** None.
- 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, August 16, 2022 6:30 p.m.**

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

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

**MINUTES**

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:31 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, John Haeefe, Lisa Herring, Gill Maiato and Brian Simmons (all were present in person). Seth Pember and Sara Deshaies were absent with notice. J.R. Thayer was absent.

**Staff Present (in person):** Jana Roberson, Director of Community Development.

**Also Present in Person:** David Held, Provost & Rovero; Wayne Jolley, Brooklyn Sand & Gravel; Paul Terwilleger, P.C. Survey Associates; Jeff Fountaine, Country View Restaurant; Paul Archer, Archer Surveying; J.S. Perreault, Recording Secretary.  
There were two additional people in the audience.

**Present via Zoom:** Sharon Loughlin.

**III. Seating of Alternates**

Motion was made by L. Herring to seat Gill Maiato and Brian Simmons as Regular Members for this meeting (August 16, 2022).  
Second by C. Kelleher. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

**IV. Adoption of Minutes:** Regular Meeting August 3, 2022

Motion was made by J. Haeefe to accept the Minutes of the Regular Meeting of August 3, 2022, as presented.  
Second by G. Maiato. No discussion.  
Motion carried unanimously by voice vote (7-0-0).

**V. Public Commentary** – None.

**VI. Unfinished Business:**

- a. **Reading of Legal Notices** – Read previously.
- b. **New Public Hearings:** None.
- c. **Continued Public Hearings:**

M. Sigfridson turned over the position of Chair to C. Kelleher, recused herself and left the room.

1. **SPG 22-001:** Gravel Special Permit, Brooklyn Sand & Gravel, LLC, 64+- Acres, 530 Wauregan Road, Removal of approximately 208,000 cubic yards of material.

C. Kelleher opened the continued public hearing for SPG-22-001.

David Held, Professional Engineer and Land Surveyor with Provost & Rovero, represented the Applicant, Wayne Jolley, who was also present. Mr. Held stated that he had no new information to present and offered to display plans if needed for discussion. He explained that the outstanding items from the discussion from the last meeting were centered around which type of monitoring/reporting and things of that nature that the Commission would want to include for the potential permit.

Ms. Kelleher stated that this was also her understanding and asked J. Roberson if she had suggestions for monitoring. J. Roberson stated that she had spoken with Mr. Held, earlier in the day, about enforcement and monitoring. She explained that she has also spoken with Zoning Enforcement Officer, Margaret Washburn who has considerable experience with gravel operations in Massachusetts. Ms. Washburn feels strongly that scale receipts should be required and that it is customary, in her experience, that scale receipts be submitted to the Town as part of permitting enforcement. Ms. Roberson explained that she had not pursued video monitoring since there had been no statements in favor of that. She referred to the sample motion in her Staff Guidance (dated 8/16/2022) which includes:

- Laying out of surveyor staked fencing along the limit of the excavation so they know where to stop.
- She noted that there is no importation as part of this permit, therefore, there is no language included regarding requiring quarterly reports. She explained that it could be if the Commission decided to pursue the request for scale receipts.
- Quarterly inspections because the Commission was interested in increasing the frequency of inspections. She stated that Ms. Washburn is in agreement that quarterly inspections would be adequate.
- It is a one-year permit, so it would require a new survey.

Ms. Kelleher stated that she feels that the items that were left open have been addressed. She asked if there were any comments from the public. There were none, either in person or online.

#### **QUESTIONS/COMMENTS FROM THE COMMISSION/STAFF:**

- **L. Herring** stated that she is in favor of what was discussed above and she asked about enforcement regarding over-excavation.  
Ms. Roberson explained that the enforcement procedure is in Section 6.O of the Zoning Regulations.  
Ms. Roberson explained that inspections weren't happening during COVID, which is part of the reason why enforcement was lax.
- **A. Fitzgerald** asked if the scale is operational.  
Mr. Jolley stated that it is.  
There was discussion about weighing trucks and Mr. Fitzgerald and Mr. Maiato were in agreement that it is not necessary. It is monitored by volume.  
Ms. Roberson explained that quarterly reports are received on importation and, as part of the renewal of the previous permit, the same kind of reporting that we have been receiving was required. She explained that it is not independently verified. Staff tallies them, but there is no cross-referencing to anything else. She repeated that Ms. Washburn strongly recommends that scale tickets be required.

Mr. Held explained that it is different because with this one, there is no importation. If it is required to stake out all of the limits of disturbance, it makes the inspection enforcement easier and it would show up on the survey at the annual renewals. He said that the importation is what needed the tracking.

- **B. Simmons** asked how far to the nearest residence to the excavation and what kind of well they have. He voiced concern about run-off. He asked if the water will be tested.

Mr. Held explained that the closest would be the Church to the south of the property. The closest house would be the abutter furthest to the south (175 feet) and he said that that limit had already been excavated during the last permit. He explained that they are asking for the same limits of the work, but it is separated from that work area. He explained that the Phase Two area is separated by the Eversource Easement which is 125 feet wide (Ms. Roberson displayed Sheet 2 of the Plan Set).

Mr. Held said that he does not know what kind of well and he explained that it would be impossible for run-off going into the well. He said that if there were going to be any impacts to the well, it would have already occurred. Mr. Held stated that he doesn't feel that there would be a need to test the water if they have a drilled well. Ms. Roberson stated that there is no public water in that area and it is not known whether the wells are dug or drilled. Mr. Held noted that they were notified of the public hearing and have not provided public comment.

- **J. Haefele** asked if this information (weight of material excavated) is typically required of other gravel pits in Town and why is the ZEO interested in it for this one.

Ms. Roberson explained that it is not so much the weight as being able to monitor the activities. She explained that one permit has been renewed that included importation and processing and this permit includes excavation and processing (no importation). She feels that a very realistic concern is that, with the processing equipment on the site, it would be possible to continue to import and process material. So, having scale receipts might be a way to collect information that could be used as a reality check against that potential.

There was discussion.

Mr. Jolley explained that for trucks going in, that material is weighed. Truck going out is processed stuff, not gravel. He said that anybody bringing gravel in is going to get paid for it. They would not throw the slips away or add slips. Mr. Fitzgerald stated agreement with this and feels that getting the tickets is a waste. Mr. Maiato stated agreement with Mr. Fitzgerald.

- **Ms. Roberson** stated that she would like her Staff Guidance, dated August 16, 2022, to be entered into the record.

Motion was made by G. Maiato to close the public hearing for **SPG 22-001: Gravel Special Permit, Brooklyn Sand & Gravel, LLC, 64+- Acres, 530 Wauregan Road, Removal of approximately 208,000 cubic yards of material.**

Second by J. Haefele. No discussion.

Motion carried by voice vote (5-0-0). M. Sigfridson had recused herself. J. Haefele abstained as he was not properly prepared to vote on this Application as he had not been present at the previous public hearing and, although he had reviewed the Minutes of that meeting, he had not had an opportunity to listen to the audio recording.

M. Sigfridson returned and resumed the Chair position.

2. **SP 22-002:** Special Permit Application for a 6,000 s.f. storage/maintenance building with associated driveway, septic, well, drainage, and grading at 170 South St., Applicant: Country View Restaurant, LLC, R-30/Golf Course Overlay Zone.

Paul Terwilleger, Licensed Land Surveyor with P.C. Survey Associates, represented the Applicants. Jeff Fountaine was also present. Mr. Terwilleger explained the following:

- The public hearing had been continued due to waiting for IWWC approval and that they now have IWWC approval.
- Staff had referred the plans to the Town Engineer who had some comments which have been addressed to his satisfaction.

Ms. Roberson expressed agreement. Mr. Terwilleger explained that the plans were revised/clarified per the Engineer's comments, nothing substantially changed. Ms. Roberson expressed agreement and said that the Engineer that signed off on the plans is Norm Thibeault. Ms. Roberson explained that storm water mitigation had been looked at pretty closely and it was found to be sufficient.

Ms. Roberson entered the following (which came in after the Agenda was posted) into the record: E-mail from Syl Pauley dated August 15, 2022, in which he states that he is satisfied that the Applicant is meeting the storm water run-off requirements; E-mail from Syl Pauley dated August 12, 2022, follow-up to his comments.

Mr. Terwilleger explained the following:

- Comment #5 regarding evergreen plantings. Mr. Terwilleger doesn't feel that it would be a good idea to put something up against the building.
- Regarding the proposed well, Mr. Terwilleger stated that it is the Health Department's jurisdiction. He reviewed the plans and approved it. Mr. Terwilleger does not feel that roots will infiltrate the well head.
- Temporary stockpile area was an IWWC concern. It was addressed and they didn't have a problem with where it is located.
- Proposed utility line - The Applicant is working with the utility company. Underground would cause a severe disturbance, so they prefer to go overhead.
- Outdoor lighting – Building-mounted lighting, not proposing any pole-mounted lighting.

There were no comments from the Commission at this time.

There were no comments from the public, either in person or online.

Ms. Roberson stated that a building rendering was included in packets to Commission Members. Mr. Terwilleger explained about the doors on the building.

Motion was made by C. Kelleher to close the public hearing for **SP 22-002: Special Permit** Application for a 6,000 s.f. storage/maintenance building with associated driveway, septic, well, drainage, and grading at 170 South St., Applicant: Country View Restaurant, LLC, R-30/Golf Course Overlay Zone.

Second by B. Simmons. No discussion.

Motion carried unanimously by voice vote (7-0-0).

**d. Other Unfinished Business:**

1. **SPG 22-001:** Gravel Special Permit, Brooklyn Sand & Gravel, LLC, 64+- Acres, 530 Wauregan Road, Removal of approximately 208,000 cubic yards of material.

M. Sigfridson turned over the position of Chair to C. Kelleher, recused herself and took a seat in the audience.

Ms. Roberson explained that J. Haefele was not eligible to vote on this Application as he had not been present at the previous public hearing and, although he had reviewed the Minutes of that meeting, he had not had an opportunity to listen to the audio recording. She stated that five voting Members are needed for a quorum.

Motion was made by G. Maiato (as read by J. Roberson) to approve the Gravel Special Permit application of Brooklyn Sand and Gravel for the property located at 530 Wauregan Road, Assessor's Map 30, Lots 97, 97-1, 97-2, identified in the files of the Brooklyn Land Use Office as SPG 22-001, proposed removal of 208,000 cubic yards of sand and gravel and processing of such material (including the 71,000 cy of exceedance already mined), in accordance with all final documents and testimony submitted with this Special Permit application and including the following conditions:

- 1) The Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be submitted to town staff for checking prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and the August 16, 2023 expiration date shall be printed on archival material, signed by Commission Chairs, and recorded along with the Record of Special Permit in the office of the Town Clerk.
- 2) Prior to the recording of the special permit, a performance bond in the amount of \$300,000 shall be provided to the Town and remain in place for the life of the operation including restoration of the property to the satisfaction of the Town unless modified by the Planning and Zoning Commission or its designated Staff. Such bond will replace the \$200,000 bond already in place.
- 3) Excavation is limited to the area shown on the plans dated 4/28/22 prepared by Provost & Rovero. Prior to the recording of the special permit, the final extent of the excavation area shall be staked out in the field by a licensed surveyor and orange snow fence shall be installed along the boundary to provide a visual marker in the field of the limit of excavation.
- 4) All truck traffic to and from the operation will remain off Maynard Road and travel on State highways to and from Brooklyn Sand and Gravel on Wauregan Road.
- 5) Dust shall be controlled throughout the year using water or calcium chloride as appropriate for conditions. All trucks exiting or entering the site must have their tarp covers closed. Sweeping of the entrance area shall occur regularly and as needed.
- 6) Quarterly site inspections shall be conducted in March, June, September, and December. Notice shall be provided to the applicant by the ZEO one week in advance of any site inspections.
- 7) Restoration shall commence upon completion of each phase of excavation as provided in the Zoning Regulations and as noted in the Restoration Notes on page 7 of the plans. Restoration for the 21 acres of additional areas (including parking and driveways, processing plants and ponds, raw and finished material stockpiles) shall commence within the timeframe specified in the Restoration Notes on page 7 of the approved plans. Failure to do so will result in appropriate enforcement action including the use of bond funds to restore the site.
- 8) The permit shall be approved for a one-year period from date of issue on August 16, 2022. The renewal date is August 16, 2023. The renewal procedure shall be as specified in Section 6.O.7.4. of the Brooklyn Zoning Regulations.

Second by A. Fitzgerald.

There was discussion regarding Item #2. Ms. Roberson explained that Mr. Held had said, at the last meeting during the public hearing, that they were amenable to increasing the bond amount to \$300,000. There was discussion regarding language in the first paragraph regarding whether the 71,000 c.y. exceedance has been processed yet. It was already processed.

**C. Kelleher amended the Motion** to add “and processed” into the first paragraph, to read as follows: “Motion was made by G. Maiato (as read by J. Roberson) to approve the Gravel Special Permit application of Brooklyn Sand and Gravel for the property located at 530 Wauregan Road, Assessor’s Map 30, Lots 97, 97-1, 97-2, identified in the files of the Brooklyn Land Use Office as SPG 22-001, proposed removal of 208,000 cubic yards of sand and gravel and processing of such material (including the 71,000 cy of exceedance already mined and processed), in accordance with all final documents and testimony submitted with this Special Permit application and including the following conditions:”

Amendment was seconded by A. Fitzgerald.

**The Amendment to the Motion #6** carried unanimously by voice vote (5-0-0). M. Sigfridson had recused herself. J. Haeefele abstained as he was not properly prepared to vote on this Application as he had not been present at the previous public hearing and, although he had reviewed the Minutes of that meeting, he had not had an opportunity to listen to the audio recording.

There was no further discussion.

**Main Motion #5**, as amended, carried unanimously by voice vote (5-0-0). M. Sigfridson had recused herself. J. Haeefele abstained as he was not properly prepared to vote on this Application as he had not been present at the previous public hearing and, although he had reviewed the Minutes of that meeting, he had not had an opportunity to listen to the audio recording.

2. **SP 22-002:** Special Permit Application for a 6,000 s.f. storage/maintenance building with associated driveway, septic, well, drainage, and grading at 170 South St., Applicant: Country View Restaurant, LLC, R-30/Golf Course Overlay Zone.

M. Sigfridson returned and resumed the Chair position.

Motion was made by A. Fitzgerald to approve the Special Permit application of Country View Restaurant, LLC for a 6,000 s.f. storage/maintenance building with associated driveway, septic, well, drainage, and grading at 170 South St., identified in the files of the Brooklyn Land Use Office as SP 22-002, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 5.C of the Zoning Regulations and is consistent with the Special Permit criteria outlined in Sec. 9.D.5 and with the following conditions:

1. The Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by the Commission Chair shall be recorded along with the Record of Special Permit in the office of the Town Clerk.
2. The 6,000 s.f. storage/maintenance building with associated driveway, septic, well, drainage, and grading at 170 South St. shall be used exclusively for storage and maintenance accessory to the Country View Restaurant and the Country View Driving Range, both located at 170 South Street. It shall not be used for any other business use.
3. The applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer prior to conducting any site work (including, but not limited, to clearing and grubbing). Proposed changes of business uses within the 6,000 s.f. structure must be reviewed by the Planning and Zoning Commission as a modification of SP 22-002. If approved as a modification of the Special Permit, future business uses must subsequently apply for and receive a Zoning Permit from the Zoning Enforcement Officer.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0). M. Sigfridson stated that she had not been present for the previous public hearing for this Application, but had reviewed the material and is prepared to vote.

3. **SD 22-002:** A proposal for a four-lot subdivision on Day St. (Map 43, Lot 6), Applicant: Jeffrey Weaver. **\*Awaiting appraisal\***

Paul Archer, Archer Surveying, represented the Applicant. The only thing that had been left open was the appraisal for fee-in-lieu of open space.

Ms. Roberson explained that the appraisal was received (Northeast Appraisals) after the Agenda had been posted. Estimated value of the four lots (the 2.5 acres being developed) is \$90,000. Fee in lieu per lot is \$2,250.

Ms. Roberson explained that the Conservation Commission has not met, but they had recommended fee-in-lieu for the subdivision.

There were no comments from Commission Members.

There were no comments from the public, either in person or online.

Motion was made by J. Haefele to approve the application SD 22-002 – 4-Lot Subdivision, Applicant: Jeff Weaver, 2.85 acres on south side of Day St., (Map 43, Lot 6) in the R-30 Zone; Proposed creation of four residential lots in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

- 1) Prior to endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
  - a. The approval and/or review letters from the Inland Wetlands and Watercourses Commission, the Northeast District Department of Health, and the Planning and Zoning Commission shall be added to the Final Subdivision Plan(s).
  - 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. At the time of sale of any of the four building lots, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$2,250 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. Prior to any lots being developed, driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways. 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 within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer. 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.
  - c. 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.
  - d. Stonewalls that have been modified by development activities must be repaired or rebuilt prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

Second by G. Maiato.

There was discussion regarding that a zoning permit is supposed to be obtained before any clearing and grubbing is done. In this case, it had been done before a permit was issued. Mr. Fitzgerald commented that many of the builders in Town have expressed to him that they are displeased with these occurrences. It was noted that there is a need for consistency/enforcement. Ms. Roberson will relay this, again, to the Zoning Enforcement Officer and suggested that it be discussed the next time that Ms. Washburn attends a PZC meeting.

Paul Archer stated that Mr. Weaver has a zoning permit and a building permit to build one house on that lot, it is an existing lot of record. Mr. Archer agreed that the lot was cleared before it was supposed to be.

Gene Flemming, 567 Wauregan Road, commented that Regulations need to be enforced equally across the board to everybody and there should be repercussions if they don't adhere.



**J. Haefele amended his motion** to include the following Item:

4) The applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer prior to conducting any site work (including, but not limited, to clearing and grubbing).

Amendment was seconded by G. Maiato.

**Motion, as amended, carried unanimously by voice vote (7-0-0).**

4. **ZRC 22-006:** Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater. **\*Awaiting September 7 Public Hearing\***
5. Plan of Conservation and Development Update – Housing Chapter

Ms. Roberson reported that, on August 9<sup>th</sup>, she sent it to all of the entities that need to be notified. The closest date that the public hearing could be opened is October 18, 2022.

Motion was made by A. Fitzgerald to schedule the public hearing to consider amending the Brooklyn Plan of Conservation and Development to include the Brooklyn Housing Plan for the regular meeting of the Planning and Zoning Commission to be held on October 18, 2022 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (7-0-0).

## **VII. New Business:**

### **a. Applications:**

1. **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.

Ms. Roberson explained that the maps (included in packets to Commission Members) show the existing zone boundary and the proposed new boundary. The Applicant has done a pre-application meeting with the Commission and the Application has been submitted in its entirety.

Motion was made by C. Kelleher to schedule the public hearing for **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC for the regular meeting of the Planning and Zoning Commission to be held on September 7, 2022 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by L. Herring.

Discussion: Ms. Roberson orientated the area.

Motion carried unanimously by voice vote (7-0-0).

### **b. Other New Business:**

1. **SD 22-001:** Request for 90-day filing extension for recording subdivision plans.

Ms. Roberson stated that this is on Woodward Road and that she has the mylars in her office for Ms. Sigfridson to sign. There was discussion regarding capacity at the WPCA and also about gallons per unit. Ms. Sigfridson will bring this up to Al Carpenter and the WPCA.

Motion was made by C. Kelleher to extend the filing deadline for **SD 22-001** an additional 90 days.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (6-0-0). G. Maiato was not in the room at the time of the vote.

**VIII. Reports of Officers and Committees:**

Margaret Washburn's ZEO Report dated August 1, 2022, was included in packets to Commission Members. There was discussion regarding the Weaver application and about imposing penalties going forward. Ms. Sigfridson will e-mail Ms. Washburn for her opinion regarding what kind of enforcement/consequences would be appropriate.

There was discussion regarding the Country View Restaurant application. Ms. Sigfridson expressed concern regarding what the Applicant had to go through to build that building.

There was discussion regarding the ZEO's role and the Town Engineer's role for inspections.

**IX. Public Commentary – None.**

**X. Adjourn**

M. Sigfridson adjourned the meeting at 8:19 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 Wednesday September 7, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

1. **ZRC 22-006:** Revision to the Groundwater Protection Overlay Zone Sec. 5.F.4.1.1 to except uses that are determined by the Commission to present no threat to groundwater, Applicant: PZC, and
2. **ZC 22-001:** Proposal to rezone 5.5 acres from PC (Planned Commercial) to R-10 in the vicinity of 538 Providence Road (Map 41, Lot 16), Applicant: Townsend Development Associates, LLC.

A copy of these applications will be available for review on the Town of Brooklyn website, Town Clerk office and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Planner at [j.roberson@brooklynct.org](mailto:j.roberson@brooklynct.org) or at 69 South Main Street Brooklyn, CT 06234.

**\*Please publish August 24<sup>th</sup> and August 31<sup>st</sup>\***

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date 8/1/22 Check # \_\_\_\_\_ Application #ZRC 22-006

Application Fee: \$250 \_\_\_\_\_ State Fee: \$60 \_\_\_\_\_ Publication Fee: \$600 \_\_\_\_\_

Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_

Name of Applicant TOWN OF BROOKLYN PZC Phone 860-779-3411

Mailing Address 69 S. MAIN ST. SUITE 22 BROOKLYN, CT 06234

REQUEST TO AMEND ARTICLE(S) \_\_\_\_\_ SECTION(S) 5.F.4.1.1.

If more than one Article is requested please attach separate sheet for each one

PARAGRAPH TO CHANGE \_\_\_\_\_ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

REVISION TO GROUNDWATER  
PROTECTION OVERLAY ZONE

REASON FOR REQUEST:

SEE ATTACHED.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

- 1) *Explanation: The purpose of this change is to ensure that hazardous materials that are a threat to groundwater are prohibited in the Groundwater Protection Overlay Zone but that hazardous materials that are not a threat to groundwater may be allowed if the underlying zone permits. Ex. Storage of liquid propane (LP)*  
*Pg. 104*

5.F.4.1.1. New Uses Prohibited in the Ground Water Protection Overlay Zone

Existing:

5.F.4.1. NEW USES PROHIBITED
1. Manufacture, use, storage, transport or disposal of hazardous materials as a principal activity.

Proposed:

5.F.4.1. NEW USES PROHIBITED
2. Manufacture, use, storage, transport or disposal of hazardous materials as a principal activity, <b>except when such above-ground hazardous material is determined by Commission to present no threat to groundwater.</b>



TEXAS A&M  
**AGRI**LIFE  
EXTENSION

## Reducing the Risk of Ground Water Contamination by Improving Petroleum Product Storage

B.L. Harris, D.W. Hoffman and F.J. Mazac, Jr.\*

1. Do you store liquid petroleum products closer than 100 feet from your water well?
2. Are you planning to build a new petroleum storage tank on your property?
3. Do you store petroleum products below ground on your property?
4. Does your storage system lack proper spill and overfill protection?
5. Do you store petroleum products in an above-ground tank?
6. Is your tank more than 20 years old?
7. Do you need to become more aware of proper petroleum tank monitoring procedures?
8. Do you have any storage tanks that are no longer in use?

**If these questions create doubt about the safety of your management practices, this publication will provide helpful information.**

---

\*Professor and Extension Soils Specialist; Research Scientist, Texas Agricultural Experiment Station; Extension Associate-Water Quality, The Texas A&M University System.

## Petroleum Products Overview

Storing liquid petroleum products, such as motor fuel and heating fuel, above ground or underground presents a potential threat to public health and the environment. Nearly one out of every four underground storage tanks in the United States may now be leaking, according to the U.S. Environmental Protection Agency. If an underground petroleum tank is more than 20 years old, and especially if it is not protected against corrosion, the potential for leaking increases dramatically. Newer tanks and piping can leak, too, especially if they were not installed properly.

Even a small gasoline leak of one drop per second can result in the release of about 400 gallons of gasoline per year. A few quarts of gasoline in the ground water may be enough to severely pollute drinking water. At low levels of contamination, fuel contaminants in water cannot be detected by smell or taste, yet seemingly pure water may be contaminated to the point of affecting human health.

Preventing tank spills and leaks is especially important because gasoline, diesel and fuel oil can move rapidly through surface layers and into ground water. Also, vapors from an underground leak that collect in basements, sumps or other underground structures have the potential to explode.

Petroleum fuels contain a number of potentially toxic compounds, including common solvents such as benzene, toluene and xylene, as well as additives such as ethylene dibromide (EDB) and organic lead compounds. EDB is a carcinogen, a cancer-causing agent, in laboratory animals, and benzene is considered a human carcinogen.

This publication focuses on safe storage of gasoline, diesel, kerosene and liquid heating fuels. It does not apply to liquid propane (LP) gas, since such leaks vaporize quickly and do not threaten ground water. A glossary at the back of this publication explains the terminology used. The following areas are covered:

- 1) Storage tank location
- 2) Tank design and installation
- 3) Monitoring tanks
- 4) Tank closure
- 5) Evaluation table

## Storage Tank Location

From a water quality standpoint, one of the most important aspects of your liquid petroleum storage tank location is how close it is to your water well. State well regulations require that petroleum storage tanks be at least 100 feet from a water well. Minimum separation distances regulate only new well installation. Existing wells are required by law only to meet separation requirements in effect at the time of well construction. However, making every effort to meet current regulations whenever possible will further reduce the risk of contamination.

Every site has unique geologic and hydrologic conditions that affect ground water movement. The time it takes petroleum products to reach ground water also will depend upon local soils. The more porous the soil (sands and gravels, for example), the faster the rate of downward movement to ground water. You may choose to locate a new tank more than 100 feet away from a well to provide reasonable assurance that subsurface flow or seepage of contaminated ground water will not reach the well. If possible, the tank should be located downslope from the well. Figure 1 illustrates petroleum product seepage into soils.

If you have an above-ground tank, follow existing regulations for underground storage tanks as a guide. To protect against explosion and fire, do not locate tanks (especially above-ground tanks) closer than 25 feet to existing buildings. Previous regulations for siting above-ground storage tanks were concerned more with the danger of explosion than with the danger of ground water pollution. State agencies have revised above-ground storage tank regulations to better protect ground water. However, always keep in mind the potential for vapors to accumulate in or under nearby storage buildings. These vapors can directly affect human health and are a fire hazard.

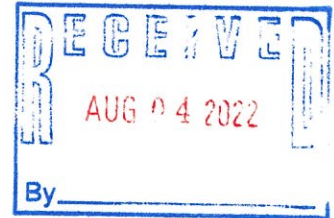
Along with maintaining adequate distance from your drinking water well, choose a location for a new tank based on the following considerations:

- ★ **Soil characteristics.** Highly corrosive clays, wet soils and acidic (low pH) soils can significantly increase the rate of corrosion of underground metal tanks and piping. Use clean backfill during installation



PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE  
IN  
ZONING BOUNDARY



Date 08/04/2022

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 22-002

Check # 610 - \$150  
611 - \$310

Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_

Effective Date \_\_\_\_\_

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839

Mailing Address 13309 Palmers Creed Terrace, Lakewood Ranch, FL 34202

Applicants Interest in the Property Owner

Property Owner Applicant Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

MAP <u>19</u>	LOT <u>16</u>	LOT SIZE <u>7.49 acres</u>
MAP _____	LOT _____	LOT SIZE _____
MAP _____	LOT _____	LOT SIZE _____

More lots , repeat above on separate sheet

ZONE: R10\_\_\_ R30\_\_\_ RA\_\_\_ VCD\_\_\_ NC\_\_\_ RB\_\_\_ PC X I\_\_\_

REQUEST CHANGE: FROM PC TO R10

REQUEST CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_

REQUEST CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_

More changes , repeat above on separate sheet

REASON FOR REQUEST: Requesting to change the zone of +/- 5.5 acres of the existing 7.49 acre

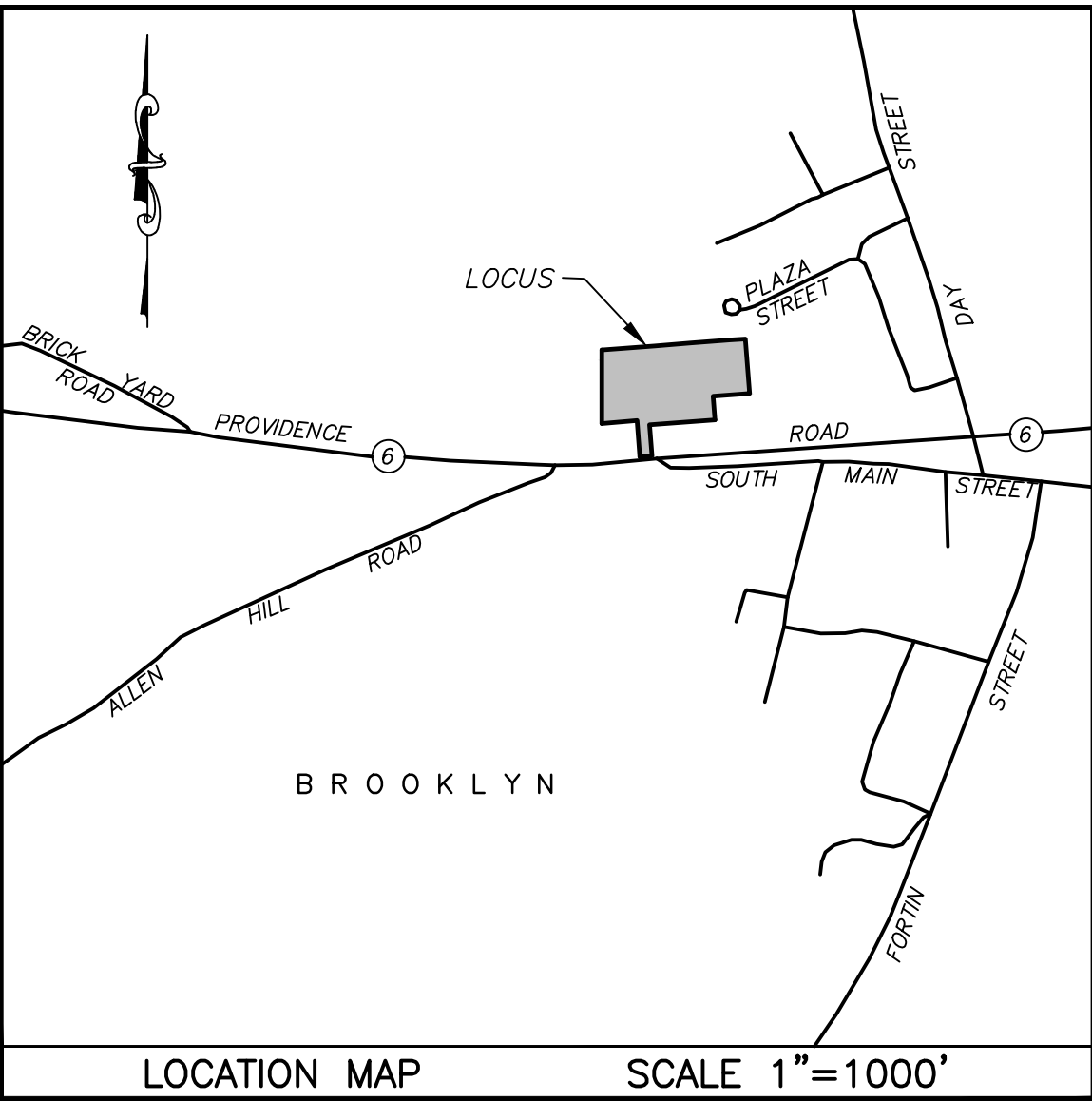
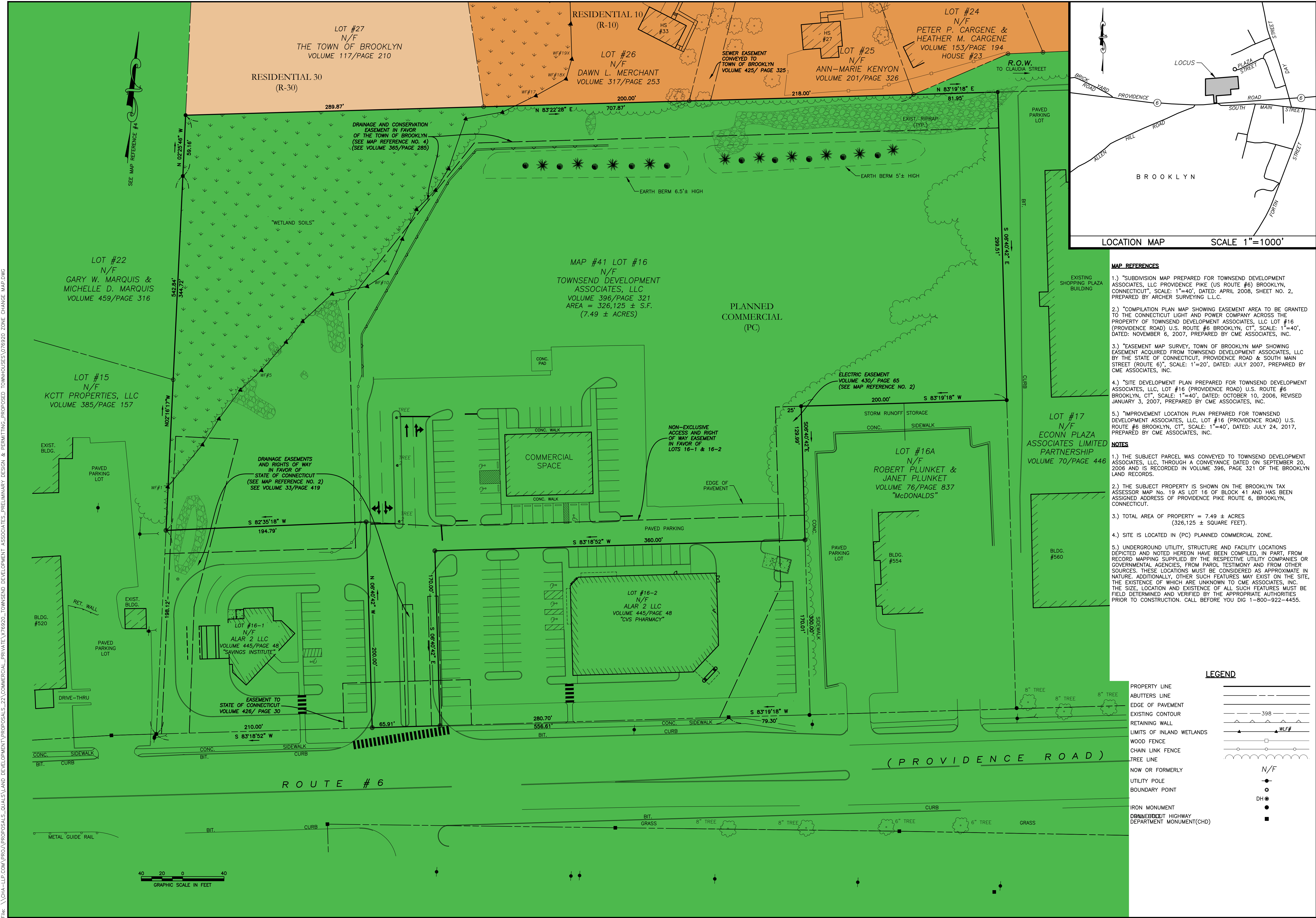
Lot from PC to R10 to allow for Residential Development.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations



Owner Name	Street Address	Sale Owner Address	Sale City	Sale State	Sales Zip
MARQUIS GARY W & MICHELLE D	43 WESTVIEW DR	43 WESTVIEW DR	BROOKLYN	CT	06234
BROOKLYN TOWN OF	PLAZA ST	PO BOX 356	BROOKLYN	CT	06234-0356
MERCHANT DAWN L	33 PLAZA ST	33 PLAZA ST	BROOKLYN	CT	06234-2546
BAGLEY KATHLEEN	27 PLAZA ST	27 PLAZA ST	BROOKLYN	CT	06234
LEWIS SHANE E	23 PLAZA ST	23 PLAZA ST	BROOKLYN	CT	06234
ROUSSEAU ROLLANDE G	19 PLAZA ST	19 PLAZA ST	BROOKLYN	CT	06234
FINNEGAN MORGAN	30 PLAZA ST	30 PLAZA ST	BROOKLYN	CT	06234
ROSS ROBERT & MORTON TERESA	24 PLAZA ST	24 PLAZA ST	BROOKLYN	CT	06234-1608
DERICO DAWN & ROGUE-DURAN ISAIAS	20 PLAZA ST	20 PLAZA ST	BROOKLYN	CT	06234
OSJ OF BROOKLYN LLC	564 PROVIDENCE RD	375 COMMERCE PARK RD	NORTH KINGSTON	RI	02852
MCDONALDS CORPORATION	554 PROVIDENCE RD	PO BOX 182571	COLUMBUS	OH	43218
ALAR 2 LLC	542 PROVIDENCE RD	1 CVS DRIVE #00942LO2	WOONSOCKET	RI	02895
ALAR 2 LLC	536 PROVIDENCE RD	PO BOX 1308	PITTSFIELD	MA	01202-1308
KCTT PROPERTIES LLC	520 PROVIDENCE RD	520 PROVIDENCE RD	BROOKLYN	CT	06234
CASEY BRIAN & ETHIER EILEEN	PROVIDENCE RD	9 ALLEN HILL RD	BROOKLYN	CT	06234-0156
BROOKLYN FIRE DISTRICT	15 SO MAIN ST	15 SO MAIN ST	BROOKLYN	CT	06234-1547
BREVIN PROPERTIES LLC	9 SO MAIN ST	414 PUTNAM PIKE	DAYVILLE	CT	06241-0000
JMN PROPERTIES LLC	17 SO MAIN ST	131 DAY ST	BROOKLYN	CT	06234
SUKI PROPERTY LLC	19 SO MAIN ST	PO BOX 21049	JUNEAU	AK	99802
REGIS RICHARD R	9 PROULX ST	8 ELLA GRASSO TURNPIKE	WINDSOR LOCKS	CT	06096

File: \\CHA-LIP.COM\PROPOSALS\LAND DEVELOPMENT\PROPOSALS\_22\COMMERCIAL\_PRIVATE\76920\_TOWNSEND DEVELOPMENT ASSOCIATES\_PRELIMINARY DESIGN & PERMITTING-PROPOSED TOWNHOUSES\076920\_ZONE CHANGE\_MAP.DWG



MAP REFERENCES

- 1.) "SUBDIVISION MAP PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC PROVIDENCE PIKE (US ROUTE #6) BROOKLYN, CONNECTICUT", SCALE: 1"=40', DATED: APRIL 2008, SHEET NO. 2, PREPARED BY ARCHER SURVEYING L.L.C.
- 2.) "COMPILED PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF TOWNSEND DEVELOPMENT ASSOCIATES, LLC LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: NOVEMBER 6, 2007, PREPARED BY CME ASSOCIATES, INC.
- 3.) "EASEMENT MAP SURVEY, TOWN OF BROOKLYN MAP SHOWING EASEMENT ACQUIRED FROM TOWNSEND DEVELOPMENT ASSOCIATES, LLC BY THE STATE OF CONNECTICUT, PROVIDENCE ROAD & SOUTH MAIN STREET (ROUTE 6)", SCALE: 1"=20', DATED: JULY 2007, PREPARED BY CME ASSOCIATES, INC.
- 4.) "SITE DEVELOPMENT PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: OCTOBER 10, 2006, REVISED JANUARY 3, 2007, PREPARED BY CME ASSOCIATES, INC.
- 5.) "IMPROVEMENT LOCATION PLAN PREPARED FOR TOWNSEND DEVELOPMENT ASSOCIATES, LLC, LOT #16 (PROVIDENCE ROAD) U.S. ROUTE #6 BROOKLYN, CT", SCALE: 1"=40', DATED: JULY 24, 2017, PREPARED BY CME ASSOCIATES, INC.

NOTES

- 1.) THE SUBJECT PARCEL WAS CONVEYED TO TOWNSEND DEVELOPMENT ASSOCIATES, LLC, THROUGH A CONVEYANCE DATED ON SEPTEMBER 20, 2006 AND IS RECORDED IN VOLUME 396, PAGE 321 OF THE BROOKLYN LAND RECORDS.
- 2.) THE SUBJECT PROPERTY IS SHOWN ON THE BROOKLYN TAX ASSESSOR MAP No. 19 AS LOT 16 OF BLOCK 41 AND HAS BEEN ASSIGNED ADDRESS OF PROVIDENCE PIKE ROUTE 6, BROOKLYN, CONNECTICUT.
- 3.) TOTAL AREA OF PROPERTY = 7.49 ± ACRES (326,125 ± SQUARE FEET).
- 4.) SITE IS LOCATED IN (PC) PLANNED COMMERCIAL ZONE.
- 5.) UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROL TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO CME ASSOCIATES, INC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

LEGEND

- PROPERTY LINE  
ABUTTERS LINE  
EDGE OF PAVEMENT  
EXISTING CONTOUR  
RETAINING WALL  
LIMITS OF INLAND WETLANDS  
WOOD FENCE  
CHAIN LINK FENCE  
TREE LINE  
NOW OR FORMERLY  
UTILITY POLE  
BOUNDARY POINT  
IRON MONUMENT  
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)
- N/F  
DH  
●  
■

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE  
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL  
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND  
SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE  
STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING  
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND  
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE  
NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE  
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION  
OF THE ALTERATION.

No.	Submittal / Revision	App'd	By	Date

EXISTING ZONING

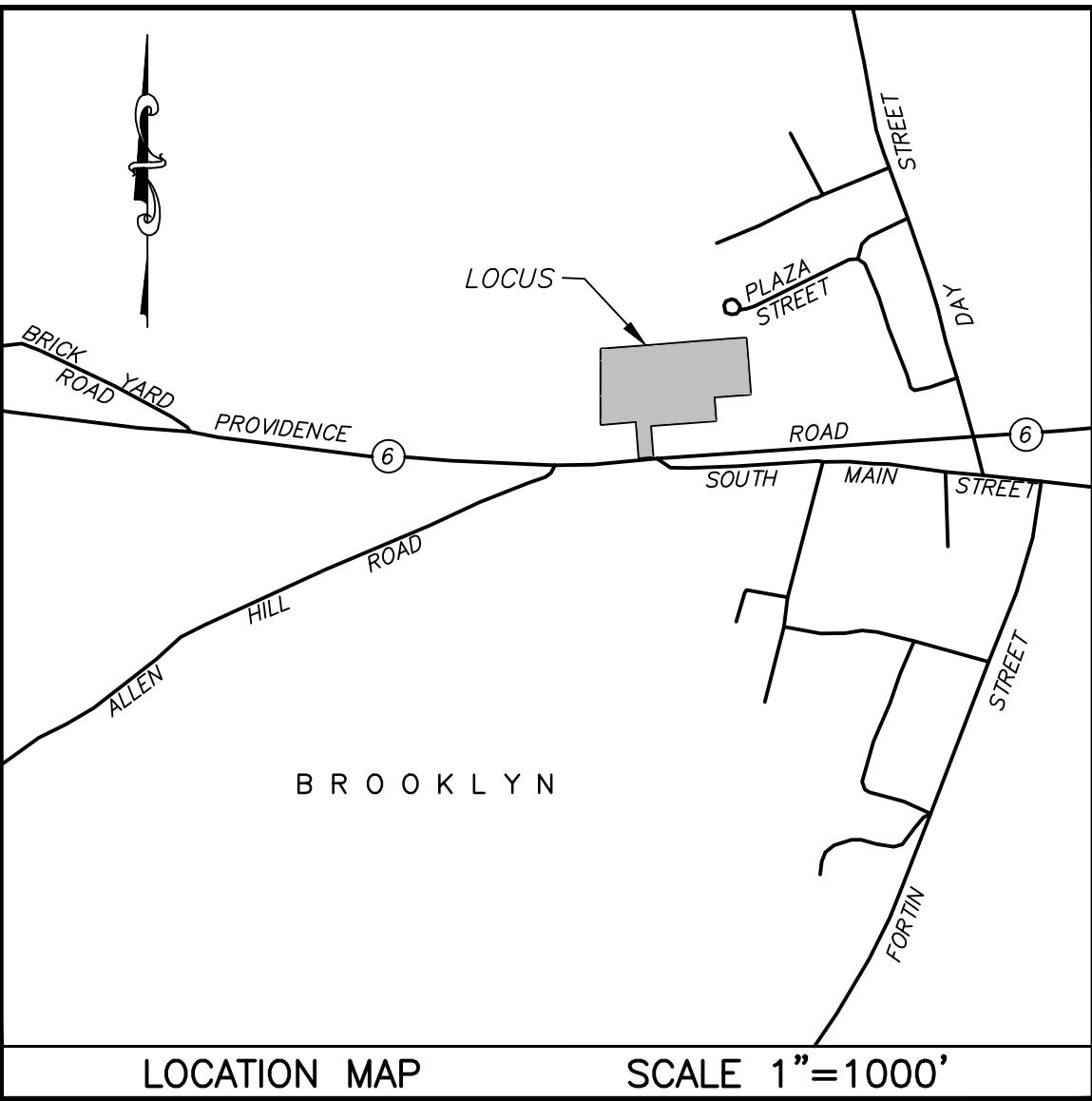
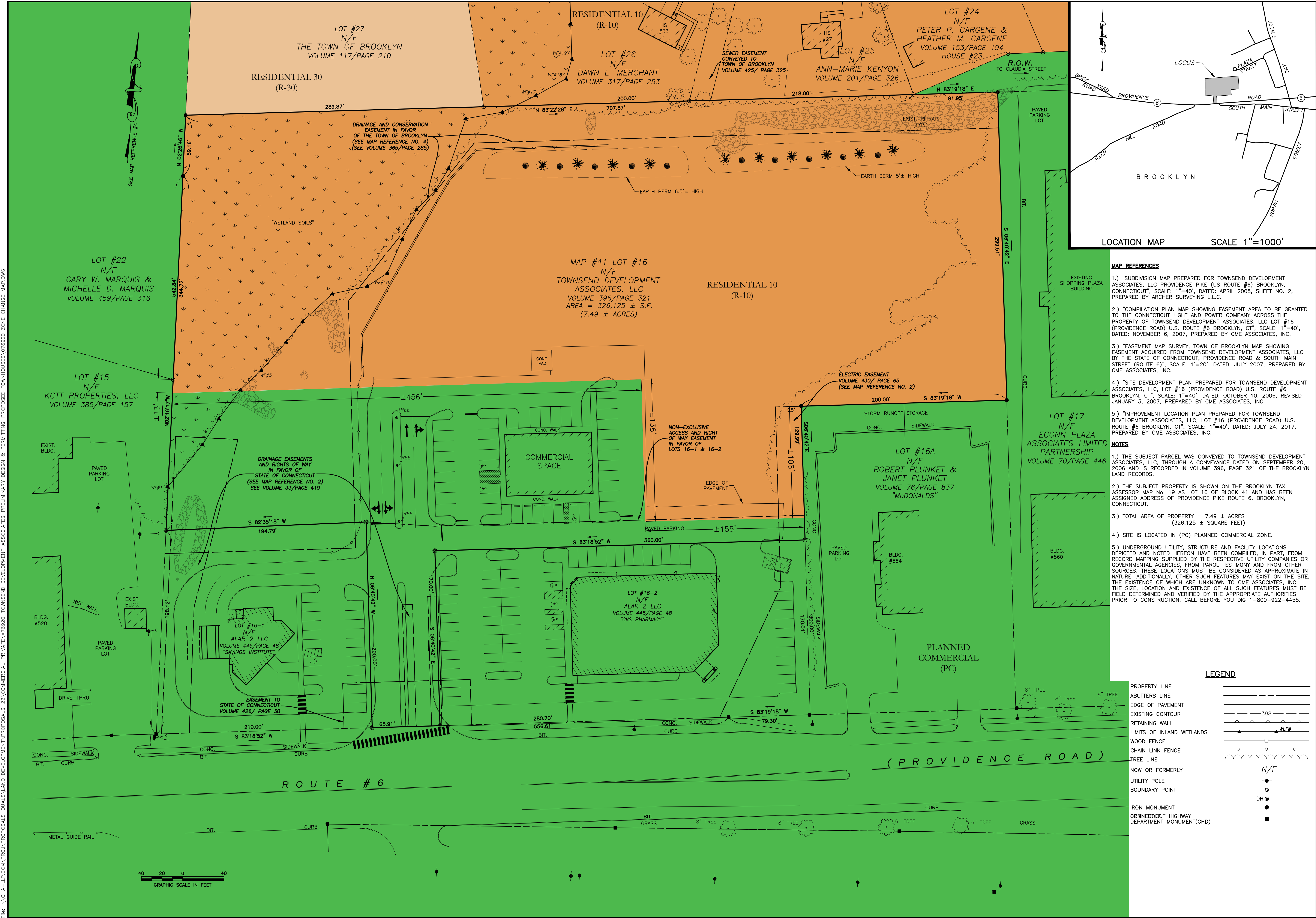
Designed By:	Drawn By:	Checked By:
PMP	PMP	PMP
Issue Date:	Project No:	Scale:
07/29/22	076920	1" = 40'

Drawing No.:

SHEET 1



File: \\CHA-LIP.COM\PROPOSALS\LAND DEVELOPMENT\PROPOSALS\_22\COMMERCIAL\_PRIVATE\76920\_TOWNSEND DEVELOPMENT ASSOCIATES\_PRELIMINARY DESIGN & PERMITTING-PROPOSED TOWNHOUSES\076920\_ZONE CHANGE\_MAP.DWG



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#### LEGEND

PROPERTY LINE	---
ABUTTERS LINE	---
EDGE OF PAVEMENT	---
EXISTING CONTOUR	---
RETAINING WALL	---
LIMITS OF INLAND WETLANDS	---
WOOD FENCE	---
CHAIN LINK FENCE	---
TREE LINE	---
NOW OR FORMERLY	---
UTILITY POLE	---
BOUNDARY POINT	---
IRON MONUMENT	---
CONNECTICUT HIGHWAY DEPARTMENT MONUMENT(CHD)	---

No.	Submittal / Revision	App'd	By	Date

#### PROPOSED ZONING

Designed By:	Drawn By:	Checked By:
PMP	PMP	PMP
Issue Date:	Project No:	Scale:
07/29/22	076920	1" = 40'





**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date August 31, 2022 Check # 12313 Application #ZRC 22-007  
Application Fee: \$250 State Fee: \$60 Publication Fee: \$600 150  
Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_  
Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018  
Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

If more than one Article is requested please attach separate sheet for each one

Section 2. Words and Terms

PARAGRAPH TO CHANGE Subsection 2.B Definitions OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that the Definitions be amended to include terms associated with the use of Glamping.  
The Definitions seek to explain and limit the definition of Glamping as may be allowed under the  
Regulations.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change  
within 500 ft of the property under Section 16.5 of the Zoning Regulations

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST TO CHANGE:**

**I. Proposed Text Amendment - Glamping**

[This language in [brackets] shall not be included in the Zoning Regulations and is provided simply to offer context and understanding. All other language shall be included in the respective amendments.]

[The following definitions are proposed to be incorporated into Section 2. Words and Terms, Subsection 2.B. Definitions, of the Town of Brooklyn Zoning Regulations.]

**Glamping:** In general, Glamping is used to describe luxury camping in unique and well-designed lodging structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat/ac, indoor plumbing, or food and beverage service usually not used when camping traditionally.

**Glamping Site:** A site or small unit of land not less than 1,250 square feet that consists of one (1) to three (3) Glamping Units. Glamping Sites must be associated with and within an approved Glamp-ground.

**Glamping Unit:** A lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to, safari tents, yurts, teepees, hard-sided structures, small cabins, and other similar structures. Such Glamping Units must be part of the Glamp-ground operation and located on approved Glamping Sites. Glamping Units, like hotels, are not included in the definition of a dwelling, as defined in these Regulations.

**Glamp-grounds:** An area or facility consisting of two or more Glamping Units, with customary and incidental accessory uses.

**Glamp-grounds, Accessory Uses:** Customary and incidental uses to Glamp-grounds include, but are not limited to, food and beverage service, events, retreats, classes, passive and active recreation and related facilities, bath houses, maintenance facilities, and staff accommodations.



**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date August 31, 2022 Check # 12313 Application #ZRC 22-007  
Application Fee: \$250 State Fee: \$60 Publication Fee: \$600/50  
Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_  
Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018  
Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

If more than one Article is requested please attach separate sheet for each one

Section 3.C. RA Residential-Agricultural Zone,  
Subsection 3.C.2.4  
PARAGRAPH TO CHANGE \_\_\_\_\_ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that Glamp-grounds and Glamping be included in the Table of Uses to be allowed by  
Special Permit (PZC)

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change  
within 500 ft of the property under Section 16.5 of the Zoning Regulations

[Section 3.C. RA Residential-Agricultural Zone, Subsection 3.C.2.4. shall be amended to establish the use by including the following in the table of uses:]

7. Glamp-grounds and Glamping	Special Permit (PZC)
-------------------------------	----------------------



**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date August 31, 2022 Check # 12313 Application #ZRC 22-007

Application Fee: \$250 \_\_\_\_\_ State Fee: \$60 \_\_\_\_\_ Publication Fee: ~~\$600~~ 150

Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_

Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018

Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

If more than one Article is requested please attach separate sheet for each one

Section 6. Use-Related  
PARAGRAPH TO CHANGE Provisions OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that a Regulation be added defining standards for Glamp-grounds and Glamping as uses in the RA Zone.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations



[Amend Section 6. Use-Related Provisions to include a new subsection as follows:]

6.T. Glamping
6.T.1 Purposes
<p>The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.</p>
6.T.2 Standards
<ol style="list-style-type: none"> <li>1. The minimum lot size for a Glamp-ground is 125 acres.</li> <li>2. The Glamp-ground parcel shall have 400 feet of street frontage</li> <li>3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility.</li> <li>4. No Glamping Site/Unit or Glamping related building shall be within 200 feet of a property line.</li> <li>5. The density of Glamping Sites shall be one site per suitable acre. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse.</li> <li>6. Glamping Sites shall be designed at a minimum of 1,250 square feet and Glamping Sites designed to accommodate two or three Glamping Units shall have an additional 250 square feet for each additional unit. No more than 50% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons.</li> <li>7. Glamping Units shall not exceed 18 feet in height, including the raised permanent platform.</li> <li>8. All Glamping Units, at a minimum, shall be designed for three-season use and shall made of high-quality durable materials.</li> <li>9. All Glamping Units shall be installed on raised permanent platforms no less than 6 inches off the ground. Any Glamping Unit that is manufactured on wheels shall be installed on the raised platforms with the wheels removed.</li> <li>10. Glamp-grounds shall provide menu-style restaurant food service, including a commercial kitchen.</li> <li>11. The primary access driveway to the Glamp-ground shall be 22 feet wide for the first 100 feet to provide adequate turning for emergency vehicle access. Internal drives shall be a minimum 12 feet wide.</li> <li>12. Occupancy for Glamping Units shall be transient, and no Glamping Unit shall be rented to the same guest for more than 14-consecutive nights or a total of 60-nights in a 12-month period.</li> <li>13. Up to five structures may be provided for Glamp-ground staff accommodations on-site.</li> <li>14. Sufficient solid waste facilities shall be provided. All such solid waste facilities shall be screened and secured from wildlife access.</li> <li>15. Maximum occupancy for the Glamp-ground shall be a total 250 persons including both lodging and event guests.</li> <li>16. The parking requirements for a Glamp-ground shall total of 1.75 parking spaces per Glamping Unit. Parking shall be provided in designated areas within 500 feet of Glamping Sites. A minimum of five (5) parking spaces shall be provided at lobby/check-in facility.</li> <li>17. All lighting shall be dark sky compliant.</li> </ol>

18. As part of food and beverage service, the service of alcohol is permitted in accordance with permitting and service requirements of the Connecticut Department of Consumer Protection, Liquor Control Division.
19. As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar building) of proposed building, including the identification of texture, color, and type of building materials to be used.
20. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D) shall locate each Glamping Site, noting the size of the Site in square feet, the number of Glamping Units on each Site, and total occupancy for each site. In addition, the height of each Glamping Unit shall be provided on the plans.
21. The design of the Glamp-ground facilities shall comply with ADA requirements.
22. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).
23. Wastewater systems shall comply with the Connecticut Public Health Code.
24. Potable Water Systems shall comply with the Connecticut Public Health Code
25. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.

The Little Dipper Farm LLC  
499 Wolf Den Road  
Brooklyn CT 06234



September 1, 2022

Town of Brooklyn  
Planning and Zoning Commission  
4 Wolf Den Road  
PO Box 356  
Brooklyn CT 06234

Re: Request for Change in Zoning Regulations  
The Little Dipper Farm LLC

To the Town of Brooklyn Planning and Zoning Commission:

I am the Managing Member of The Little Dipper Farm LLC. The Little Dipper Farm LLC is the owner of parcels in the Town of Brooklyn and supports the application.

I am authorized to sign the acknowledgement and support of the application on behalf of The Little Dipper Farm LLC.

Very truly yours,

*Venus Corriveau*

Venus Corriveau, Authorized  
Managing Member  
The Little Dipper Farm LLC



## Little Dipper Farm

Proposed Zoning Text Amendment:  
Glamp-grounds and Glamping in the RA (Residential- Agricultural) Zone

September 1, 2022

Prepared for:  
Little Dipper Farm, LLC

# GOMAN+YORK

Prepared by:  
Donald J. Poland, PhD, AICP  
SVP & Managing Director, Urban Planning & Strategy  
Goman + York Property Advisors, LLC  
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**Proposed Zoning Text Amendment:  
Glamp-ground and Glamping in the RA (Residential-Agricultural) Zone**

**Table of Contents**

<b>Section</b>	<b>Title</b>	<b>Page</b>
	Cover Letter	2
I.	Proposed Text Amendment – Glamp-grounds and Glamping	4
II.	The Proposed Text Amendment Application Considerations	6
	Statement of Qualification – Expert Witness	9

September 1, 2022

Michelle Sigfridson, Chair  
Town of Brooklyn  
Planning & Zoning Commission  
4 Wolf Den Road  
P.O. Box 356  
Brooklyn, CT 06234

RE: Little Dipper Farm – Text Amendment

Dear Chairman Sigfridson:

I submit this report as expert testimony for the proposed zoning text amendment application to allow Glampgrounds and Glamping in the RA Zone. The application is aimed at enhancing and diversifying the allowable uses associated with Little Dipper Farm. Tourism, hospitality, and outdoor recreation have been growth industries for decades. While tourism and hospitality suffered during the peak of the pandemic, they are rebounding and anticipated grow at similar rates as pre-pandemic. Outdoor recreation experienced accelerated growth because of the pandemic—we, as a society, are seeking out and engaging in more outdoor activities than ever before. Furthermore, tourism, hospitality, and outdoor recreation are being transformed by social-cultural changes in consumer behaviors. Most notably, the rise of the experiential economy. Today's consumers don't simply seek out products and services, they seek out and want experiences that engage their passions and enthusiasm. It is the experiential economy that has given rise to agritourism and the Little Dipper Farm, as a place "where sustainable farming meets outdoor adventure."

Traditional agricultural, as you are aware, suffered for decades with the shift from the small family farm to the large commercial farm. For most Connecticut farms and communities, this shift was devastating. Today, changes in social-cultural behaviors and perspectives—our growing passions for sustainability, traditional practices, outdoor activities, fresh and local foods, and our want of interactive experiences has unfolded new opportunities in agriculture, tourism, hospitality, and outdoor recreation. The rise of agritourism is the direct result of these changes in our wants, passions, and enthusiasms. Most important, agritourism has carved out a new and economically viable space for small-scale, family owned and operated, sustainable local farms—a great opportunity for rural community to maintain their agricultural heritage while creating economic development.

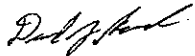
The Little Dipper Farm offers an interactive experience the combines sustainable agriculture with outdoor activity, hospitality, wellness, education, and an escape from everyday life. While agritourism has prospered in Connecticut, most agritourism is focused on the day-tripper—the two or three hours visit to the farm to engage in various activities. The Little Dipper Farm, while embracing the day-tripper, has designed a model of agritourism focused on immersion. Glamping, is an integral component of this agritourism model, allowing guests to immerse themselves in the daily life of farm, to enjoy the passive recreation of walking trails, stargazing, and other activities to fulfill their passions and enthusiasm. Glamping makes this immersion possible, allowing guests to experiencing the joys and wonders of camping in the outdoors and under the stars, while

lodging in the luxurious comforts of custom-built safari tents and similar structures that provide modern comforts.

The Glamp-ground and Glamping use is integral to providing the immersive experience, ensuring vibrancy (or critical mass), and the economic vitality that will assist in sustaining the Little Dipper Farm. However, allowing the Glamp-ground and Glamping use will not only benefit the Little Dipper Farm, the Glamp-ground and Glamping use will benefit the community and the Town of Brooklyn. At nearly 600 acres, the economic prosperity of the Little Dipper Farm will ensure the land remains primarily in agricultural use continuing the tradition of local agriculture. In addition, the Little Dipper Farm, including the Glamp-ground and Glamping use, will provide economic development activity that is consistent with rural-agricultural character of Brooklyn.

This report presents the proposed text amendment and provides an analysis of the text amendment application considerations—the Comprehensive Plan of Zoning and the Plan of Conservation and Development that the Commission must consider when reviewing a text amendment application. I look forward to discussing this report further with you and the Commission, as I will be available at the public hearing(s) to present this report and to answer any questions you or the Commission may have. I thank you for your time and consideration.

Respectfully submitted,



Donald J. Poland, PhD, AICP  
SVP/Managing Director, Planning & Strategy

**I. Proposed Text Amendment - Glamping**

[This language in [brackets] shall not be included in the Zoning Regulations and is provided simply to offer context and understanding. All other language shall be included in the respective amendments.]

[The following definitions are proposed to be incorporated into Section 2. Words and Terms, Subsection 2.B. Definitions, of the Town of Brooklyn Zoning Regulations.]

**Glamping:** In general, Glamping is used to describe luxury camping in unique and well-designed lodging structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat/ac, indoor plumbing, or food and beverage service usually not used when camping traditionally.

**Glamping Site:** A site or small unit of land not less than 1,250 square feet that consists of one (1) to three (3) Glamping Units. Glamping Sites must be associated with and within an approved Glamp-ground.

**Glamping Unit:** A lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to, safari tents, yurts, teepees, hard-sided structures, small cabins, and other similar structures. Such Glamping Units must be part of the Glamp-ground operation and located on approved Glamping Sites. Glamping Units, like hotels, are not included in the definition of a dwelling, as defined in these Regulations.

**Glamp-grounds:** An area or facility consisting of two or more Glamping Units, with customary and incidental accessory uses.

**Glamp-grounds, Accessory Uses:** Customary and incidental uses to Glamp-grounds include, but are not limited to, food and beverage service, events, retreats, classes, passive and active recreation and related facilities, bath houses, maintenance facilities, and staff accommodations.

[Section 3.C. RA Residential-Agricultural Zone, Subsection 3.C.2.4. shall be amended to establish the use by including the following in the table of uses:]

7. Glamp-grounds and Glamping	Special Permit (PZC)
-------------------------------	----------------------

[Amend Section 6. Use-Related Provisions to include a new subsection as follows:]



## 6.T. Glamping

### 6.T.1 Purposes

The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.

### 6.T.2 Standards

1. The minimum lot size for a Glamp-ground is 125 acres.
2. The Glamp-ground parcel shall have 400 feet of street frontage
3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility.
4. No Glamping Site/Unit or Glamping related building shall be within 200 feet of a property line.
5. The density of Glamping Sites shall be one site per suitable acre. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse.
6. Glamping Sites shall be designed at a minimum of 1,250 square feet and Glamping Sites designed to accommodate two or three Glamping Units shall have an additional 250 square feet for each additional unit. No more than 50% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons.
7. Glamping Units shall not exceed 18 feet in height, including the raised permanent platform.
8. All Glamping Units, at a minimum, shall be designed for three-season use and shall made of high-quality durable materials.
9. All Glamping Units shall be installed on raised permanent platforms no less than 6 inches off the ground. Any Glamping Unit that is manufactured on wheels shall be installed on the raised platforms with the wheels removed.
10. Glamp-grounds shall provide menu-style restaurant food service, including a commercial kitchen.
11. The primary access driveway to the Glamp-ground shall be 22 feet wide for the first 100 feet to provide adequate turning for emergency vehicle access. Internal drives shall be a minimum 12 feet wide.
12. Occupancy for Glamping Units shall be transient, and no Glamping Unit shall be rented to the same guest for more than 14-consecutive nights or a total of 60-nights in a 12-month period.
13. Up to five structures may be provided for Glamp-ground staff accommodations on-site.
14. Sufficient solid waste facilities shall be provided. All such solid waste facilities shall be screened and secured from wildlife access.
15. Maximum occupancy for the Glamp-ground shall be a total 250 persons including both lodging and event guests.
16. The parking requirements for a Glamp-ground shall total of 1.75 parking spaces per Glamping Unit. Parking shall be provided in designated areas within 500 feet of Glamping Sites. A minimum of five (5) parking spaces shall be provided at lobby/check-in facility.
17. All lighting shall be dark sky compliant.
18. As part of food and beverage service, the service of alcohol is permitted in accordance with permitting and service requirements of the Connecticut Department of Consumer Protection, Liquor Control Division.

19. As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar building) of proposed building, including the identification of texture, color, and type of building materials to be used.
20. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D) shall locate each Glamping Site, noting the size of the Site in square feet, the number of Glamping Units on each Site, and total occupancy for each site. In addition, the height of each Glamping Unit shall be provided on the plans.
21. The design of the Glamp-ground facilities shall comply with ADA requirements.
22. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).
23. Wastewater systems shall comply with the Connecticut Public Health Code.
24. Potable Water Systems shall comply with the Connecticut Public Health Code
25. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.

## II. The Zoning Text Amendment Application Considerations

The Town of Brooklyn Zoning Regulations, in Section 9.E. Text Amendment Application, subsection 9.E.4. Decision Considerations, states in item 3, In making its decision the Commission shall:

- a. consider whether the text amendment will be in accordance with a comprehensive plan (the overall scheme of the zoning map and these Regulations), and
- b. take into consideration the Plan of Conservation and Development, prepared pursuant to CGS Section 8-23.

The following is a discussion, analysis, and findings related to the proposed text amendment to allow Glamp-grounds and Glamping in the RA Zone with due consideration for the comprehensive plan of zoning and the plan of conservation and development.

### ***Comprehensive Plan of Zoning***

In Connecticut, the zoning regulations and zoning map, as a collective document, are recognized as the Comprehensive Plan of Zoning. The Comprehensive Plan of Zoning sets forth the community's future development plan and provides property owners with a *reasonable expectation* for the present and future use of land within the specified zoning districts. This is important to understand when considering an application for zone change (or text amendment) because such changes to a zoning district should be *reasonable in nature* and should not *drastically change the character of the district or area*, nor should the changes be contrary to the *reasonable expectations of property owners*. That said, it is also recognized that communities evolve and change over time, and the Planning and Zoning Commissions must have the ability to accommodate change through amendments to the Comprehensive Plan of Zoning.

*Our analysis finds that the proposed zoning text amendment to allow Glamp-grounds and Glamping in RA – Residential-Agricultural is consistent with Brooklyn's Comprehensive Plan of Zoning. The primary reason for this finding is that "the RA Residential-Agricultural Zone is intended primarily for agricultural uses and for low*

density residential use” (Zoning Regulations, Sec. 3.C.1. Purpose, p. 44). The RA Zone allows a variety of agricultural, residential, institutional, and other uses—many of which uses are inherently (or could be) of greater density and intensity than the proposed Glamping use. For example, multi-family developments allow approximately 4 dwelling units per acre where there is no public water or sewer, a density and intensity of use that is far greater than the proposed Glamp-ground use at one unit per two acres. In addition, the Glamping use is like residential uses, as the Glamping Sites/Units provide shelter, accommodations, and domestic activities—as do residential dwellings. Furthermore, in the context of the Little Dipper Farm and agritourism, the symbiotic relationship between the Glamping and the immersive experience of the farm, makes the Glamping use consistent with the agricultural aim of the RA Zone. Therefore, it is my professional opinion, the proposed application for a text amendment to allow Glamp-grounds and Glamping in the RA zone meets the intent and purpose of the RA Zone and requirements for approving a zone change (text amendment) application. Based on the review and findings, *I find that the proposed zoning text amendment application is consistent with the Comprehensive Plan of Zoning.*

### ***Plan of Conservation and Development***

When considering a zoning text amendment application, in addition to reviewing the application for consistency with the Comprehensive Plan of Zoning, the Commission must also consider the Plan of Conservation and Development (POCD). The POCD is a policy document that is advisory, and the Planning and Zoning Commission is not *bound to the policies and recommendations of the Plan*. However, the Commission should *review and consider* the recommendations and policies contained within the POCD that relate to the zone change (text amendment) and how the proposed change relates (or not) to the POCD.

The POCD, first and foremost, is a land use plan. That means the primary objective of the POCD is to plan for the spatial organization, density, and intensity of existing and future land use. In doing this, the POCD considers the demographic, social, economic, and environmental characteristics of the community to inform the land use policies. Planning for the future land use allows the community to further plan for the secondary objective of the POCD, planning for the public infrastructure and community facilities needed to support future land uses.

This understanding of the POCD, as a land use plan and public infrastructure plan, reveals the big picture nature of the POCD and exposes the limits of the POCD to conceptualize the specifics and nuances of any given development or zone change application. Unfortunately, the big picture nature of the POCD also makes it easy to cherry-pick specific POCD policies and recommendations that are either consistent or inconsistent with a specific application. Therefore, when reviewing a specific land use application against the POCD, I typically seek to frame the review with two general questions. First, did the POCD planning process and/or does the POCD as adopted conceptualize this kind of development in this general area of the community? Second, does the application and development generally forward the goals and objectives of the Plan?

Based on my review of the Town of Brooklyn 2011 Plan of Conservation and Development, the RA Zone, and the location where the applicant intends to utilize the proposed amendment for a Glamp-ground and Glamping use, it is evident the POCD did not conceptualize such as use in any locations. That said, it is my professional opinion that the proposed text amendment is consistent with the general objectives and policies of the Plan of Conservation and Development. While the POCD did not conceptualize this specific use or the location, the review of the POCD did not reveal any direct conflicts with the thematic areas of consideration or the policy recommendations of the POCD. In fact, the review revealed the proposed text amendment is consistent with the

general sentiment of the POCD and specific objectives and recommendations. For example, the following are statements from POCD that related to the efforts of the Little Dipper Farm and the text amendment to allow the Glamp-grounds and Glamping use:

- A vibrant, viable agricultural industry is needed to maintain Brooklyn's farming heritage... (p. 8)
- Promote economic and environmental sustainability of agriculture... (p. 18)
- Identify future innovative opportunities for farming additional lands... (p. 19)
- Brooklyn Residents rate Tourism/Heritage businesses as important (27.6%) and very important (30.0%) (p. 8-14 Resident Survey).
- Generate maximum growth of the Grand List (p. 22).

Therefore, I *find that the proposed text amendment forwards the sentiment and objectives of the Brooklyn Plan of Conservation and Development.*

### **Statement of Qualifications – Expert Witness**

Donald J. Poland, PhD, AICP: I am an urban geographer and professional planner with over twenty-seven years' experience in land use planning, community and economic development, and market and development feasibility. I have worked in public, private, non-profit, and academic sectors as a municipal planning director, zoning enforcement official, planning consultant, executive director/CEO, and as a university lecturer and visiting professor in human geography, urban planning, urban studies, and tourism.

I earned my PhD in the Department of Geography, *Cities and Urbanization* program at UCL, London, England. My doctoral dissertation explored the remaking of urban space through the utilization of urban-ecological theory and metaphors to better understand how places change. I also earned a Master of Science in Geography, concentrating in planning, from Central Connecticut State University (CCSU) and a Bachelor of Arts degree, majoring in both Psychology and Geography, from CCSU.

As a planning professional, I am a member of the American Institute of Certified Planners (AICP) and was a Certified Zoning Enforcement Official (CZEO). I have been accepted as an *expert witness* in the areas of *land use planning, neighborhood redevelopment, and community development* in the United States District Court, Eastern District of Louisiana. I have also been accepted as an expert witness in the Circuit Court of St. Louis County, State of Missouri. Over the course of my career, I have held the positions of Zoning Enforcement Official for the Town of East Hartford (1996-1998), Director of Planning and Development for the Town of East Windsor (2000-2004), and Executive Director/CEO for the Neighborhoods of Hartford, Inc. (2004-2008).

Since 2008, I have operated a boutique planning consulting practice and have worked on assignments in 19 states and approximately 150 local and regional jurisdictions. This work includes post-Katrina planning, zoning, and redevelopment strategies in St. Bernard Parish, Louisiana; an HUD NSP-2 application and reinvestment strategy for Venango County, Pennsylvania; zoning regulation modernization and updates as part of the 2016 Comprehensive Plan for Canton, Ohio, Canton, Ohio; a downtown economic investment strategy for Oswego, New York, and countless municipal planning and zoning assignments in Connecticut. In addition, I have also represented dozens of real estate developers before public agencies for commercial, residential, industrial, and mixed-use development projects—including market research, financial feasibility, project viability, and municipal fiscal impact analysis.

I am a Past-President of the Connecticut Chapter of the American Planning Association (CCAPA) and Past Chairman of the CCAPA Government Relations Committee. I have also served on APA's Chapter Presidents Council, the Executive Committee for the CT Association of Zoning Enforcement Officials, the Board of Trustees for the CT Trust for Historic Preservation, the Board of Trustees for the Bushnell Park Foundation, and was a public member of the State Board of Examiners for Professional Engineers and Land Surveyors. In addition, I have assisted the CT General Assembly's Planning and Development Committee with bill screening and drafting legislation. I also participated in the creation of the American Planning Association's development of a *smart growth policy guide* and was a member of the National Delegates Assembly (for the *Smart Growth Policy Guide*).

As an academic, I have taught over a dozen courses in human geography, urban planning, and tourism at Saint Joseph University, Manchester Community College, Central Connecticut State University, the University of Connecticut, Sacred Heart University, and Trinity College. I held the position of *Visiting Lecturer in Public Policy*, Graduate Studies Program at Trinity College, Hartford, CT and *Associate Professor, Tourism and Hospitality*, at CCSU. I hold the position of *Visiting Associate Professor in Urban Studies*, Graduate Studies Program at Trinity College, Hartford, CT. I was awarded the CT Homebuilders 2003 Outstanding Land Use Official Award and am a 2004 alumnus of the Hartford Business Journal's Forty Under Forty leaders.

## **Margaret's Report 9/1/2022**

### **Zoning Permits issued:**

**190 Wolf Den Road – J.P. & Stephanie Rimoczy.** New 24' round above-ground swimming pool with 12' x 16' deck.

**499 Wolf Den Road – Little Dipper Farm.** After-the-fact renovation of greenhouse.

**188 Gorman Road – Dorothy and Danny Morgan.** New addition consisting of a 10' x 10' breezeway and a 24' x 24' garage.

**379 Tripp Hollow Road - Square One Builders.** New single-family dwelling with attached garage and rear deck.

**188 Gorman Road – Dorothy and Danny Morgan.** New addition of 10' x 10' breezeway and 24' x 24' garage.

**214A Providence Road – Northeast Onsite Services.** Change of Use in a Non-Residential Building. Drug, alcohol, and DNA testing samples are collected at off-site locations. Donors also will come to this office.

**625 Wolf Den Road – Janet Booth.** New 8.5-ft x 18.5-ft screened porch on the south side of the existing house.

**268 Tripp Hollow Road – Jason Dorigi.** Replace existing 4' x 8' deck. New, enlarged deck will be 10' x 24' with stairs.

**42 Hyde Road – Joe and Kelly Bellevance.** New free-standing sign.

**26 Herrick Road – Michael Bunning.** New 1,150 square foot in-law apartment with kitchen, 2 bedrooms and 1 bathroom, above a garage in an existing building. The Special Permit has been recorded on the Land Records.

**364 Church Street – Jacob Fortin.** After-the-fact 10' x 12' shed.

**63 Ventura Drive – Christina Brown.** New SFD 3000 sq foot 4 bedroom, 2 1/2 baths on main level with attached 24' x 30' garage, with walk out decks from the kitchen and master bedroom. In-law apartment 902 sq feet 1 bed 1 bath with kitchenette. This house replaces the house previously destroyed in a fire.

**47 Westview Drive – Brian Wright.** New 12' x 24' pre-fabricated storage shed on a crushed stone base.

**Final Certificates of Zoning Compliance:**

**223 South Street – Shendet Ferraj.** New single-family dwelling with attached garage, front porch and rear deck.

**29 Beecher Road – VBL Properties.** New single-family dwelling with attached garage, front and side wrap-around porch, and rear deck.

**Home Office Permits Issued:** None.

**Sign Permits issued:**

**214A Providence Road – Northeast Onsite Services.** New wall sign and new freestanding sign under existing kiosk.

**13 Canterbury Road – Bank Hometown.** Two new portable signs.

**538 Wolf Den Road – Lori Corriveau.** Sign above restaurant door changed from Hillandale Farms to Little Dipper Farm.

**42 Hyde Road – Joe and Kelly Bellevance.** New free-standing sign.

**ZBA Variances Granted:** None.

# TOWN OF BROOKLYN

## P&Z Budget FY23

From Date: 8/1/2022

To Date: 9/1/2022

Fiscal Year: 2022 - 2023

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	\$4,200.00	\$175.00	\$350.00	\$3,850.00	\$3,850.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Services	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$48.75	\$9,951.25	99.51%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$110.00	\$0.00	\$0.00	\$110.00	\$0.00	\$110.00	100.00%
1005.41.4153.53220	Planning & Zoning-In Service Training	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
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	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
<b>Grand Total:</b>		<b>\$17,810.00</b>	<b>\$175.00</b>	<b>\$350.00</b>	<b>\$17,460.00</b>	<b>\$3,898.75</b>	<b>\$13,561.25</b>	<b>76.14%</b>

End of Report



TOWN OF BROOKLYN

Revenue Report

From Date: 8/1/2022

To Date: 9/1/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$7,000.00)	(\$252.00)	(\$1,506.00)	(\$5,494.00)	\$0.00	(\$5,494.00)	78.49%
Grand Total:		(\$7,000.00)	(\$252.00)	(\$1,506.00)	(\$5,494.00)	\$0.00	(\$5,494.00)	78.49%

End of Report



Attention Zoning Board Members,

We are writing to inform you that the residents of 49 Pomfret Road in Brooklyn Ct are continuing to reside in their home without an occupancy permit and have NO PERMIT for their home and NO PERMIT for their above garage apartment in which they have been living in.

We continue to be astounded by the special treatment they are receiving and cannot understand why we had to follow all the zoning laws while they continue to not adhere to any of Brooklyn's updated zoning laws!

We know they are sneakily living in their apartment and if they tell your office otherwise you are clueless and being LIED TO !!!!

We have now taken it upon ourselves to contact your department directly because apparently the building inspector cannot do his job!

Please look into this matter this has been ongoing for TOO LONG and as tax payers WHY are we abiding by the zoning laws and paying our fair share of taxes while your office is turning a blind eye for other residents and allowing them to live in a half million dollar home without being assessed correctly.



Approved



**Town of Brooklyn, CT**  
69 South Main Street, Suite 22 Brooklyn, CT 06234  
860-779-3411  
www.brooklynct.org

22-8CO

## CERTIFICATE OF USE AND OCCUPANCY

No. 22-8CO

Date: 06/22/2022

Owner of Record:

OLIVO MARK G & LEMAY CHRISTINE A  
45 SHIPPEE SCHOOLHOUSE RD  
DANIELSON, CT 06239

All work performed on subject property as done under Building Permit #(s) B-20-66

issued on

04/22/2020

This is to certify that the \_\_\_\_\_ located at

49 POMFRET RD

and shown on Assessor's Map 25016 is found to

substantially comply with the provisions of the Connecticut State Building Code, may be used or occupied subject to such special stipulations or conditions as may be set forth below:

(A) Use Group (B) Construction Type 

(C) Edition of Code of which the permit was issued \_\_\_\_\_

(D) Automatic sprinkler system installed? ☐ Yes ☐ No Required? ☐ Yes ☐ No

Approved for Use and Occupancy: \_\_\_\_\_

Special stipulations or conditions:

New SFD  
1st Flr 1663 sq. ft.  
2nd Flr 1293 sq. ft.  
2-Story Garage:  
1st Flr 864 sq. ft  
2nd Flr 657 sq. ft

Per IRC Section 110.6 Partial occupancy this approval excludes main house.

Official Signature

Signed On: \_\_\_\_\_  
Building Official

cc: Assessor's Office File Back

PermitLink

Process Center

Submit

Close/Cancel

☐ Email status changes to

CERTIFICATE OF OCCUPANCY FOR  
IN-LAW APT. AT 49 POMFRET RD.  
ISSUED 6/22/22. JR