

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Wednesday, June 7, 2023 6:30 p.m.**

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

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

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting May 16, 2023
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices: None.**
 - b. **Continued Public Hearings:**
 - 1. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.
 - c. **New Public Hearings: None.**
 - d. **Other Unfinished Business:**
 - 1. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.
- VII. New Business:**
 - a. **Applications:**
 - b. **Other New Business:**
 - 1. Signing of Zoning Map.
- VIII. Reports of Officers and Committees**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, May 16, 2023 6:30 p.m.**

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

MEETING LOCATION:		
Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT		
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MINUTES

- I. **Call to Order** – Carlene Kelleher, Acting Chair, called the meeting to order at 6:35 p.m.
- II. **Roll Call** – Carlene Kelleher, Allen Fitzgerald, Lisa Herring, John Haefele, Seth Pember. Michelle Sigfridson arrived at 6:43 p.m. Gil Maiato, Brian Simmons and Karl Avanecean were absent with notice. Sara Deshaies was absent.

Staff Present (in person): Jana Roberson, Town Planner and Director of Community Development; Austin Tanner, First Selectman.

Also Present in Person: Marcott, Paul Archer, Dave Smith, Kausch, Norm Thibeault, Ivo Jorge, J.S. Perreault, Recording Secretary.
There were approximately seventeen additional people present in the audience.

Present via Zoom online: Attorney Madilyn Smith; Ruth A.

- III. **Seating of Alternates** – No Alternates were seated as none were present.
- IV. **Adoption of Minutes:** Meeting April 25, 2023

Motion was made by A. Fitzgerald to accept the Minutes of the Regular Meeting of April 25, 2023, as presented.

Second by S. Pember. No discussion.

Motion carried unanimously by voice vote (5-0-0). M. Sigfridson was not present for this vote.

- V. **Public Commentary** – None.

VI. **Unfinished Business:**

a. **Reading of Legal Notices:**

J. Roberson read aloud the Legal Notice for **ZC 23-001** and **SP 23-002**. Published in the *Turnpike Buyer* on May 3, 2023 and May 10, 2023.

b. **Continued Public Hearings: None.**

c. **New Public Hearings:**

1. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor’s Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.

Tony Marcotte, DMP Palmer Associates, gave an overview. Plans were displayed as discussed.

- They want to change the zoning to MMUD for two the adjacent lots which will no longer have any housing on them.
- There would be some parking and stormwater detention on a portion of the larger lot. He indicated wetlands, buffer and slopes where there would be no work.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **Mr. Fitzgerald** asked about the flood zone.
Ms. Roberson explained that there is considerable flood zone (an overlay zone) on the property. She said that Mr. Marcotte has been given a copy, so he is aware, and she said that it got bigger.
Mr. Marcotte stated that there won't be a basement in the new building even though the building is at a higher elevation, the basement would've been lower, so by doing the slab on grade, they are three feet above the new flood plain elevation.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- **Dan Miller**, South Street, asked if they are getting rid of existing buildings and if they would be going across the street.
Mr. Marcotte explained that the new L-shaped building would be staying with a similar footprint of the existing two buildings. He said that they are not going across the street. Just changing the zoning so all three of their parcels will be in the MMUD.
- **Kim Field**, Pleasant View, is concerned about whether it will be built closer to her property, which she said borders the backside, and she asked if they would be cutting down trees. She asked how far they are away right now.
Mr. Marcotte explained that it would be more than 500 feet away from those homes and that they may make some detention ponds for water. He said that there would be no construction buildings or parking lots or anything within 500 feet of the homes. They are building in the same spot. They would be taking down a very little number of trees, if any, as most of it will be in the open grass area. There is a wetland and a buffer.
- **Dan Miller** asked if the ponds will create an insect problem for the homes in the area.
Mr. Marcotte explained that it would not because of the existing sands and that they would not go below the water table. He explained that the stormwater run-off would infiltrate into the ground. He said it would be on the site plan.

Ms. Kelleher explained that there will be a public hearing when an application is submitted for the building plans.

M. Sigfridson arrived at 6:43 p.m. and assumed the position of Chair.

Motion was made by A. Fitzgerald to close the public hearing for **ZC 23-001: Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.**

Second by J. Haefele. No discussion.

Motion carried by voice vote (5-0-0). Although present at the time of the vote, M. Sigfridson was not present for most of the discussion and, therefore, abstained.

2. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.

Paul Archer, Archer Surveying, and Dave Smith, Engineer, represented the Applicant, Andrew Kausch, who was seated in the audience. Mr. Archer gave an overview (plans were displayed as discussed):

- The property has been unoccupied for 15-20 years.
- Mr. Archer stated that, prior Mr. Kausch purchasing the property, the building housed many types of commercial businesses, such as NDDH, Premier Labs, and it also had been a hatchery for chickens. He said that what they are proposing is less of an impact than what was previously there.
- Everything is on an existing facility. They are not proposing any new buildings, but rather to enhance the existing buildings.
- He explained that the building consists of two structures. There is an existing apartment in the upper part of the brick building and they are proposing an apartment in the lower part of the brick building. Each apartment approximately 900 sq. ft.
The main wood structure is 9,000+ sq. ft. and that is where they are proposing the self-storage.
- The whole property is served by public sewer and public water.
- Proposed hours of operation: Sunday through Saturday - 8 a.m. to 8 p.m.
- One Employee (Mr. Kausch's wife).
- Parking Requirements per the Regulations – 9 Parking Spaces calculated for the square footage, plus 2 per apartment, and 1 employee parking space = 14 total spaces required.
They are showing 16 parking spaces on the plan.
- Impact from Traffic – Mr. Archer looked-up mini-storage facility in the Institute of Transportation Engineers' Trip Generation Manual, Eleventh Edition, which states that an average on Saturday would be 1.77 trips per 1,000 square feet of the building. He calculates that it would be 18 trips on Saturdays and 15 trips per weekdays. He said that what they are proposing is a lot less than the previous commercial development that was there.

Mr. Archer and David Smith addressed comments from Syl Pauley, Town Engineer, regarding the Site Development Plan:

- #1 – The Applicant does not agree with eliminating the driveway opening on the south side of the building. David Smith, Professional Engineer, said that there is no definition to the mouths of Vina Lane and he said that he had suggested to Mr. Kausch that they should start to define where the road is and where the road isn't. He explained that this is the loading area for the interior units of the building. He does not feel that it creates a hazard and it provides protection for the landscaping islands, while providing safe entering and exiting.
- #2 – Mr. Smith explained that, in the field, the two-way driveway is 138 feet wide, so they are reducing it. A little bit more width provides more latitude for someone who is trying to negotiate it.
- #3 - Mr. Smith stated that the dimensions are an easy thing to do.
- #4 – Mr. Smith stated that this has been corrected on the plan.
- #5 – Mr. Smith stated that this has been corrected on the plan.
- #6 – Mr. Smith stated that he does not agree that they are hidden, but a cut-off light would make sense.

- #7 – Mr. Archer stated that, since the 1940's, the State of Connecticut has had the rights to drain, but it doesn't have an actual drainage width. He explained that they are proposing a swale to keep the water flowing exactly the way it has been flowing for the last 40 years. They agree that the pipe is there, but they do not believe it needs to be extended.
- #8 – Mr. Archer stated that they have added a dumpster pad and he indicated the location.
- #9 – Mr. Archer explained that the transformer and the bollards in the back of the building are existing (he stated that they were updated recently when the building was sold).
- #10 – Mr. Archer stated that they added the dimensions for the proposed sign detail as well as the sign detail that would be allowed on the front and side façades of the building. Signs not to be lighted.
- #11 – Mr. Archer stated that, although he does not know the reason for this comment, he can add the distance measurements. He will add them.
- #12 – Mr. Archer stated that he added the sidewalk construction detail as well as handicap ramp detail.
- #13 – Mr. Archer stated that they agreed with this and added it to the plan. He indicated the location.
- #14 – Mr. Archer stated that the resurfacing of the parking lot is currently underway. A Zoning Permit was obtained.
- #15 – Mr. Archer stated that proposed aboveground/underground utilities have been added to the plan.
- #16 & #17 – Mr. Archer stated that he does not know if the Fire Marshal has seen the plans or if he needs to see them. They are only sprinkling if they have to.
Ms. Roberson stated that he needs to see them.
- #18 – Mr. Archer stated that they would be happy to modify the cylinder lights however is necessary.
- #19 – Mr. Archer stated that, on the plan, he has labeled existing garage doors and locations of proposed garage doors.
- #20 – Mr. Archer stated that he made this modification.
- #21 – Mr. Archer stated that he modified the line types.
- #22 – Mr. Archer stated that this was a mistake and that the 3.39 acres was the total lot of the two lots that Mr. Kausch owns (Lot 50 and Lot 51).
- #23 – Mr. Archer stated that the right-of-way, previously, was in the back and it was, basically, over Vina Lane.
- #24 – Mr. Archer stated that the professional engineer's seal needs to be added.

Mr. Archer addressed comments from Syl Pauley, Town Engineer, regarding Proposed Elevations Architectural Plan:

- #2 – Mr. Archer stated that he does not see that this is necessary.
- #3 – Mr. Archer stated that if this is necessary, they can supply it.

Mr. Archer stated that this is an existing building. He said that they are not proposing anything for the existing garage. He said that the garage has been operating as a truck stop and before that it was a garage/dump.

The building is on the historical registry as a non-contributing building, but they would like to make it a contributing building to the Town of Brooklyn. Mr. Archer noted that there will be no outside storage at all.

Andrew Kausch explained about the improvements that he has made to the property and about trailers that he uses to haul garbage and port-o-potty (temporary).

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **Seth Pember** asked about the reason for not eliminating the first driveway.
Mr. Kausch explained about the maneuvering. He said that it would not hinder anyone who wants to travel on Vina Lane.
There was discussion and Mr. Kausch indicated things on the plan as he explained to Mr. Pember. On the front (Route 205 side) there will be one more door. Loading and unloading will not be done inside.
- **L. Herring** asked if this would be used for contractors.
Mr. Kausch stated that it would not.
Ms. Roberson read aloud the definition of self-storage facility from the Regulations.
- **A. Fitzgerald** commented about 40-foot trailers being stored at the existing garage, which is an unpermitted use.
Mr. Archer stated that they have photos from at least five or six years ago showing that there has always been a trailer parked back there.
Mr. Kausch stated that he has had several site walks with Ms. Washburn and he said that he has never received a notice that he was doing something wrong, nor have the previous two owners. He said that he is not planning on doing anything with that building.
Ms. Roberson stated that there are numerous trailers there now and no trailer parking is shown on the plan. She said that the Applicant is not including the garage, but she asked if he is including any tractor storage or parking areas in this proposal. Mr. Kausch stated that his work trailers are there. Mr. Archer stated that it is an existing garage with an existing use in it. Ms. Roberson asked what the existing use is? Mr. Kausch stated that it is basically a garage used by Bob Houle. Mr. Kausch stated that Ms. Washburn has this information as he has done site walks with her and he has not gotten any feedback about it.
Ms. Sigfridson asked if the trailers and the garage are two separate issues. Mr. Archer stated that the trailer goes with the garage.
There was discussion regarding the trailers. Mr. Fitzgerald stated that the trailer and the facility that they are using as a garage is not a permitted use.
Mr. Pember stated the following:
 - The trailer is not permitted and it is not on the site plan, so it needs to go away.
 - The garage is in use without any permitted use on record or in the plan.Discussion continued. Mr. Haefele stated that the if the special permit were approved, it would not give the right to keep the trailer there or allow for an inappropriate the use of the garage. Mr. Haefele said that approval of the site plan has no effect on those issues.
- **Mr. Haefele** reviewed Syl Pauley’s comments with Mr. Archer again.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- **Tammy Harris**, Route 169, asked where the parking would be, about ingress/egress and about lighting.

Mr. Archer indicated the parking locations on the plan.

Mr. Kausch explained that it will be Vina Lane in and out and he that is going to put up a sign.

Mr. Kausch stated that everything is cut-off and has to be approved. He is happy to keep it to a minimum.

Ms. Roberson explained that there would be two lights on either side of every door. One existing door will be removed. She referred to Syl Pauley's comments regarding full cut-offs.

- **Dann Stuyinski**, Route 169, asked about paving and he asked what would be done about the face/brick to make it fit in with the Historic District.

Mr. Kausch explained that he would be paving just the Vina Lane side.

Mr. Kausch stated that he likes the brick and that it is a historic look.

- John Harris, 51 Canterbury Road, showed the Applicant photo and asked him if it is an accurate photo of the existing property. He said that the building in the plan appears to be much longer that it appears in the photo. He asked if proposing only passenger vehicles, not tractor trailer trucks. He asked if the garage building is going to be changed. He asked if Vina Lane would be the sole access point. He expressed concern for emergency vehicles which use Vina Lane.

Mr. Kausch stated that the building is what was in the photo, but the scale was by the Architect, same height, same footprint. Mr. Archer stated that they are not proposing an addition to the building.

Mr. Kausch spoke about the size of the units and said that there are no loading docks.

Regarding the garage, Mr. Kausch stated that, at this point, he is not proposing anything, but he has yet to see. He is not proposing to join the garage building and the main building.

Mr. Kausch stated that it is 100 percent his intent that Vina Lane be the sole access point, but he explained that there could be stragglers.

- Jessica Deojay, spoke in favor. She said it is already better and cleaner.
- J. Roberson, for the Record, read aloud a letter of opposition (dated May 16, 2023), author unknown, which was received after packets had gone out. Copies were provided to Commission Members.

Mr. Kausch responded by showing before-and-after photos and explained what he has been doing to try to make improvements. He said that it would not be a warehousing facility.

Ms. Sigfridson noted that valid concerns were brought up in the letter, but it (the garage) is separate from this Application. She asked the Applicant if he would object to an explicit condition (if the Application were approved) stating that the storage use does not extend to the existing garage depicted on the plans.

Mr. Kausch explained that the man who rents the garage has been there since before he bought the property.

Ms. Roberson read aloud from the Application Project Description, "The existing detached garage will remain as it is, but will be repainted on the exterior to help with the overall appearance of the property." She said that the Application also says that it is not included in the proposed use.

Mr. Kausch explained that he had planned on doing it in phases. He feels that, if there are issues, it would be handled through Staff.

Ms. Sigfridson commented that the plans show the storage labeled as proposed and the garage is labeled as existing.

Ms. Roberson stated that there is no trailer parking shown on the plans. She asked Mr. Kausch if he is proposing trailer parking.

Mr. Kausch stated that he is not.

Ms. Sigfridson suggested some interior directional signage behind the apartment, “Do Not Enter,” on each side.

Mr. Kausch was agreeable and explained that he does not want heavy usage which is why he put millings down. He said that the majority will come from the Vina Lane side. He said that he had planned to put “Private Drive” or “No Access” where the fence is. Ms. Roberson stated that he can amend his Application to include proposed signage.

COMMENTS FROM STAFF:

J. Roberson commented that, regarding the type of vehicular traffic that would be visiting the site, she said that she received the estimate on the volume, but there are no statements about type in the Application. She explained that the types of vehicles needs to be provided as part of the Application. The requirement is for an estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours as provided by a qualified professional. There is concern regarding trailers and the large vehicles. Ms. Roberson displayed and explained photos, of what is visible from Vina Lane, that she had taken at the site earlier in the day. She noted that the front of the building looks great, like somebody is taking care of it.

She commented about the 1,000-amp electrical service and asked what use would require that. Mr. Kausch stated that it is probably over-sized, but if he decides to do anything in the future, it will help to feed that.

Two hundred amp for the two apartments and a 200-amp for the garage. He doesn’t know if he will isolate the other garage bays.

Ms. Roberson stated that there is no grandfathering for zoning uses that are illegal. She stated that the garage is not part of the Application and there are clearly some trucking-related materials there with wheels and the trailers. She said that Mr. Archer referred to it, earlier during the public hearing, on the Record, as a truck stop and a garage. She said that she wants Mr. Kausch to be clear that any unpermitted use would not be permitted as part of the Application and may still be subject to enforcement. Mr. Kausch stated agreement.

Ms. Roberson explained that parking is not a finite number, it is what is appropriate for the site. Regarding the driveway, she read aloud from Section 9.D.5.6 – Suitable Transportation Conditions. She said that the Town’s professional engineer says the driveway should be closed and the Applicant’s professional engineer says it should be open. Ms. Roberson explained that, because there is contrasting testimony, it is within the PZC’s scope to modify the Application and approve it, as modified, if they so choose.

Mr. Kausch spoke of how curbing gets ripped up from always bouncing over it, if it is tightened up too much.

Ms. Roberson suggested scheduling a site walk and she read aloud from the Staff Guidance dated May 16, 2023, into the Record. She said that Syl Pauley feels that millings should not be used because it is a high use area.

Ms. Roberson suggested to the PZC that this would be an appropriate modification.

Ms. Roberson stated that she would split the difference and an alternative might be to have the entrances and maybe the parking area on the south side paved and, at some point stop,

Mr. Kausch explained and indicated what he plans to do.

Ms. Roberson reiterated Mr. Kausch's explanation: "This area (she pointed) on the southern façade, the southern five parking areas in front of the garage, this is intended to be paved, then millings in the back."

She told Mr. Kausch that he will still need to pave the 20-foot apron. She said that the apron should be paved and if he paves the southern portion with millings in the back, that is acceptable.

Mr. Fitzgerald stated that the apron is paved and that there is a picture of it.

Ms. Roberson stated that there is a photo that shows that the southwestern corner is completely open right now, so bringing in the curbing and making the islands is a significant change from what is there now, so there might be an opportunity to compromise on that.

Ms. Roberson stated that the Application will be referred to the Fire Marshal.

Mr. Archer stated that Mr. Kausch has owned the property for over a year and Ms. Roberson and Ms. Washburn have been to the site.

He asked why nobody has contacted Mr. Kausch regarding the violations concerning the trucks/garage.

Ms. Roberson said that it can be referred to the ZEO. She said that she had spoken to both Mr. Kausch and Mr. Archer about it. They both agreed that she had. Discussion continued.

L. Herring commented that she will be happy if the items that need to be addressed, get addressed.

A site walk was scheduled for Monday, May 22, 2023, at 5:00 p.m.

Public hearing tabled to June 7, 2023.

d. Other Unfinished Business:

1. **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.

Motion was made by C. Kelleher to approve the proposed zone boundary change with the finding that it is suitable for the location, will aid in the protection of protect public health, safety, welfare, and property values and is consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The zone boundary change shall become effective 15 days from the date of publication on the website.

Second by A. Fitzgerald. No discussion.

Motion carried by voice vote (5-0-0). M. Sigfridson abstained as she was not present for the entire public hearing.

2. **SP 23-002:** Special Permit for Self-Storage Facility at 8 Wauregan Road, Village Center Zone, Applicant: A. Kausch & Sons, LLC.

Tabled to June 7, 2023. Site walk scheduled for Monday, May 22, 2023, at 5:00 p.m.

3. **SPR 23-002:** Site Plan Review for exterior rehabilitation at 5 Tatnic Road, Village Center Zone, Applicant: Ivo Jorge.

Ivo Jorge represented himself and gave an overview (site plan and photos were displayed).

- Samples of high-end, textured, vinyl siding were provided. Colors were discussed. To keep the same width.
- White vinyl replacement windows (existing are replacement, wood frame, not original).
- To re-roof the back side to match the front side (brown-ish grey architectural shingles).

Ms. Roberson's comments included the following:

- She displayed and explained photos (from March)
- House is set way back from the road and tends to blend in.
- There are accessory structures on the site. She indicated a garage and fencing that are visible from the road. The site plan shows the layout of the buildings and existing pond.
- She researched: The 1730 building is not in the Historic District. She cannot say whether for sure it is contributing or non-contributing. The first recommendation of the Department of the Interior guidelines is to maintain and repair with like materials (not vinyl). She referred to *Preservation Briefs* regarding substitute materials for historic buildings and she explained that substitute materials should be used only after all other options for repair and replacement in kind have been ruled out (wood millwork is still available).
- Details on the doorway – Mr. Jorge explained that he will be keeping it and he explained the type of board he plans to use. Ms. Roberson asked if he can make an exact replica. Mr. Jorge stated that he can try. Mr. Fitzgerald asked if the PZC is bound by the information Ms. Roberson provided and she said that it is the Commission's choice. She explained that the PZC is not bound to the National Register Standards are not regulatory, but are used as a guidance. The Town of Brooklyn does not have a Local Historic District, but does have the Village Center District. Mr. Haefele asked if care would be taken to try to preserve the historical aspects. Mr. Jorge explained that he, personally, would be doing the work and that he would try to preserve what he can. He will be doing the whole property. Mr. Fitzgerald suggested that texture PVC be used for trim work.

Motion was made by C. Kelleher to approve the Site Plan Review Application **SPR 23-002** for exterior rehabilitation (vinyl siding, vinyl replacement windows, re-roof) visible from the road at 5 Tatnic Road in accordance with all final documents and testimony submitted with the application with the finding that the proposal complies with Section 4.A.5. Village Center Design Standards and Section 9.C Site Plan Objectives of the Brooklyn Zoning Regulations with the following condition:

- a. Textured PVC trim shall be used.

Second by S. Pember. No discussion.

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

More discussion regarding SPR 23-002 - see between Items VII.a.1 and 2.

4. **GBR 23-002:** Renewal of Gravel Special Permit SPG 19-003, 30 acres on south side of Maynard Road (Assessor's Map 29, Lot 5), removal of 1,200,000 cubic yards of material. Applicant: Strategic Commercial Realty d/b/a Rawson Materials.

Attorney Madilyn Smith was present online to represent the Applicant.

M. Sigfridson referred to a letter from David Held, Provost & Rovero, dated April 27, 2023 (included in packets to Commission Members) in which, he explains his proposal that the restoration bond be increased from \$180,500 to \$188,100.

Ms. Roberson explained that the increase is based on the new volume of material. Both bonds are on auto-renew and will renew on June 3rd.

Attorney Smith explained that she had spoken with the bond company earlier in the day and that she will get the bond amount to them to issue a new bond.

Motion was made by A. Fitzgerald to renew for one year the existing Gravel Special Permit SPG 19-003 issued on June 3, 2020. This permit was revised by CT Superior Court Order No. 420173 on February 6, 2023. Accordingly, the total volume of the permit is revised to 1.2 million cubic yards of material. The revised plan set is on file in the Brooklyn Land Records as Volume 23, Maps 156-172. An updated Special Permit shall be recorded on the Brooklyn Land Records by the applicant to complete the permit renewal. Due to the larger excavation volume, the bond amount shall be increased to \$188,100 and shall be incorporated into the bond scheduled to be renewed on June 3, 2023 (#9355572). The next permit renewal date is June 3, 2024. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by C. Kelleher. No discussion.

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

5. **GBR 23-003:** Renewal of Gravel Special Permit SPG 19-001, 291 Canterbury Road (Assessor's Map 23, Lot 1; Map 22 Lot 1-2; Map 22, Lot 1-4) 120 acres, Phased excavation of approximately 20,000 cubic yards of rock, Applicant: HM & E Co., LLC, Owner: E. Arters.

Norm Thibeault, Killingly Engineering Associates, and Doug Hartin represented the Applicant.

Ms. Roberson explained that all requested mitigation measures were immediately performed (email from Margaret Washburn dated May 1, 2023, was included in packets). She stated that all issues have been resolved and the PZC is free to renew this permit.

Mr. Thibeault gave an overview:

- Originally approved for approximately 20,000 c.y.
- Small operation, slightly over 3 acres.
- Working face in the northwestern portion of the quarry.
- He indicated a section, in the middle, where the rock is not very good (approx. 12,000 c.y. of unusable rock).
- They are now working the face in the northwestern corner where there is nice stone.
- They do 1,200 to 1,500 c.y. per year. A truckload or two per week when it is busy. Very little work in the winter. There was very little activity during COVID.
- He explained that it is a hand operation.
- The operation began in the 1950's and Mr. Hartin has been working there for approximately 20 years.
- He explained that the compliance issues were due to run-off. The entrance to the site is from Canterbury Road. He indicated on the plan a low point where

a pipe crosses and explained and indicated the area where water congregates in areas along the edges of the driveway. They met there with Ms. Washburn. Six areas were selected where they had little breakouts and Mr. Hartin put stone in those areas to address the areas where the run-off was (there was a little bit of erosion). It was addressed very quickly. Ms. Roberson explained about the very narrow work area. She said they were minor problems that were immediately corrected.

Motion was made by A. Fitzgerald to renew the existing Gravel Special Permit SPG 19-001 issued on April 3, 2019. The next permit renewal date is April 3, 2025. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by S. Pember. No discussion.

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

VII. New Business:

a. Applications:

1. **MI 23-001:** Proposal to extend the water service line `400' to the west on So. Main Street and `400' to the south along a shared driveway.

Ms. Roberson displayed aerial photos and explained the situation. She read aloud from CT GS 8-24 that explains the referral to the PZC. It is in the PCZ and she feels that it is consistent with the POCD. She suggested language that they extend it far enough to be able to service a large, 20-acre parcel (which she indicated on a photo) with a point of connection for future private service to that parcel. There was discussion. Mr. Tanner explained that ARPA money had been approved for this project. Mr. Fitzgerald suggested a larger line to also service the Industrial area. Mr. Tanner stated that the intention is for the line under South Main Street to go as far as the 20-acre parcel. Ms. Roberson noted that it will improve the developability of that parcel.

Motion was made by A. Fitzgerald to recommend the proposal to extend the water service line ~400' to the west on So. Main Street and ~400' to the south along a shared driveway because it is consistent with the purposes of the Planned Commercial Zone. Additionally, the Planning and Zoning Commission recommends the installation of taps/valves for future water service connections to serve currently vacant commercial properties at the intersection of Route 6 and So. Main Street.

Mr. Fitzgerald clarified that it is approximately 400 feet to the west on So. Main Street and approximately 400 feet to the south along a shared driveway.

Second by J. Haefele. No discussion.

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

At this time, Ivo Jorge (**SPR 23-002** above Item VI.d.3) asked if it would be okay to replace the front door (which is a metal door) with a better door. Ms. Roberson asked if the Commission was okay with it. There was no opposition expressed.

2. **MI 23-002:** Proposal to dispose of 7.3-acre land-locked parcel between Tripp Hollow Road and Windham Road (Map 7, Lot 19).

Mr. Tanner explained that the Town owns this property (through tax sale) and that the owner of an abutting property is interested in purchasing this property. The other abutters were notified.

Ms. Roberson explained that the Conservation Commission could decide about a conservation easement. She is not sure that, if it is a lot of record, if that entitlement is extinguished by putting an easement on it. She said that it would impact whether or not additional houses could be built without a subdivision because lot lines can be moved. There is no adjacent Town-owned open space.

Ms. Roberson explained that the PZC would need to make a recommendation to the Board of Selectmen as to whether they feel it should be sold or not.

Motion was made by J. Haefele to recommend the disposal of the 7.3-acre land-locked parcel between Tripp Hollow Road and Windham Road (Map 7, Lot 19).

Second by C. Kelleher. No discussion.

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

3. **MI 23-003:** Proposal to potentially dispose of 4.3-acre land-locked parcel due west of 369-385 Stetson Road (Map 1, no lot #).

Ms. Roberson explained that it is hard to survey these places.

Mr. Tanner explained that it is not known who owns this property. Nobody is paying taxes on it. He informed the person who is interested that he will need to do a title search and get permission for it to be sold. There was discussion.

Motion was made by J. Haefele to recommend the potential disposal of 4.3-acre land-locked parcel due west of 369-385 Stetson Road (Map 1, no lot #).

Second by S. Pember. No discussion.

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

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

VIII. Reports of Officers and Committees

Margaret Washburn's Report dated May 1, 2023 (attached) was included in packets to Commission Members.

Ms. Roberson informed the Commission that Sara Deshaies is resigning from the PZC as of May 17, 2023.

It was decided to invite Ms. Washburn and Syl Pauley to the site walk regarding SP 23-002. There was discussion.

There was discussion about meeting procedure.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 9:15 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

Attachment: Margaret Washburn's Report dated May 1, 2023

PLANNING AND ZONING COMMISSION
RECEIVED TOWN OF BROOKLYN
CONNECTICUT

Received Date APR 13 2023

Application #SP 23-002
Check # 5191 \$610 ✓

APPLICATION FOR SPECIAL PERMIT

Name of Applicant A Keusch + Sons LLC Phone _____
Mailing Address 15 Beach View Rd Ext Voluntown Phone 860-230-7928
CT 06384

Name of Engineer/Surveyor Archer Surveying
Address Brooklyn CT
Contact Person Paul Archer Phone 860-208-1524 Fax _____

Name of Attorney Paul Smith
Address Danvers CT
Phone 860-428-1697 Fax _____

Property location/address 8 Wauwagan Rd
Map# 24 Lot# 151 Zone VCD Total Acres 2.45
Sewage Disposal: Private _____ Public Existing Proposed _____
Water: Private _____ Public Existing Proposed _____

Proposed Activity Remodel facade 2 sides, redo parking
and entrances on Vine Lane, add garage doors per
plan rebuild garage on existing foundation, Apply for
Compliance with Article 4, Site Plan Requirements self storage facility, Apply for
1 bedroom apartment per plan

Is parcel located within 500 feet of an adjoining Town? _____

The following shall accompany the application when required:

PUBLICATION FEE \$150
APPLICATION Fee \$ 400 State Fee (\$60.00) \$600 3 copies of plans _____ Sanitary Report N/A
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications filed with other Agencies
12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: [Signature] Date 1/30/23
Owner: [Signature] Date 1/30/23

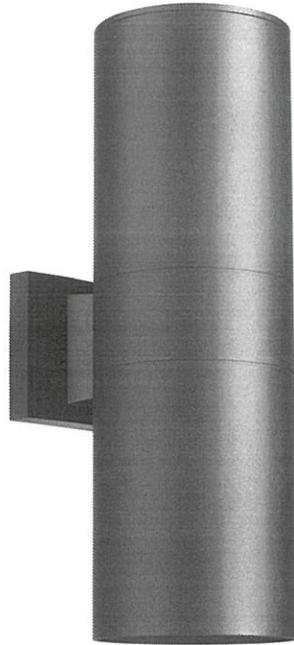
*Note: All consulting fees shall be paid by the applicant

BLB LLC
15 BEACH VIEW RD EXT
VOLUNTOWN CT 06384

LABONTE GABRIELLE & GRATTON DAVID A
677 HAMPTON RD
POMFRET CENTER CT 06259

BROOKLYN CENTER COMPLEX LLC
15 BEACH VIEW RD EXT
VOLUNTOWN CT 06384-1703

VINA LANE PROPERTY LLC
PO BOX 376
BROOKLYN CT 06234-0376



Cylinder series

721-2-69

2 Light Modern and Contemporary Black Outdoor Wall Light

Dimensions

- 17.25" H x 5.75" W x 8.25" Ext
- 9.25" to top of fixture x 8.5" to bottom of fixture
- Weight: 5.8
- Black plate: 4.5" H x 4.5" W x 0" Depth

Finish & Materials

- Black
- Clear Glass

Lamping/Electrical

- Wet Listed
- 2 light
- 90 watts
- Medium Base

201 Railhead Road, Fort Worth, TX 76106 - Tel. (817) 626-5483 - www.QuorumInternational.com

Please be advised that all information shown here is subject to verification by Quorum. In the event of a discrepancy, we reserve the right to make any corrections necessary.



18 Providence Road, Brooklyn CT 06234
Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240



Andrew Kausch
8 Wauregan Road
Brooklyn, Connecticut

May 3, 2023 rev. 5/12/23

Re: Storage Units & Apartment in an existing building located within the VC Zone

Statement of Use:

Archer Surveying LLC is pleased to submit this project summary for the above referenced project. Archer Surveying LLC has been retained by Andrew Kausch to assist with converting an existing building into storage units & an apartment. My Client recently purchased this property and is proposing to turn the existing buildings into an indoor storage facility with an adjoining apartment. No new buildings are being proposed, the only construction will be upgrading to the existing parking lot and driveway entrance, new siding, new windows, painting and doors. This project is located in the Village Center Zone and will require a Special Permit and Public Hearing.

Project Location:

The property is located at 8 Wauregan Road (Route 205), in Brooklyn. It is at the corner of Vina Lane & Wauregan Road (Route 205). The property consists of three existing buildings, one being a detached garage, sitting on a total of 2.45 acres.

Project Description:

The existing buildings were built in the early 1900's and have been the home to many different businesses over the years (Chick Farm, The Regional Building, etc.). The existing Brick part of the building is a 2 story structure with approximately 900 sq.ft. on each floor. The second floor currently has a 1-bedroom apartment and we are proposing an additional 1-bedroom apartment on the first floor. The existing wood part of the building is a 1 story structure with approximately 9,200 sq.ft.. This structure is where we are proposing the indoor storage facility. The existing detached garage will remain as it is but will be repainted on the exterior to help with the overall appearance of the property.

Sanitary Report & Water Supply

This property is served by public sanitary sewer and public water.

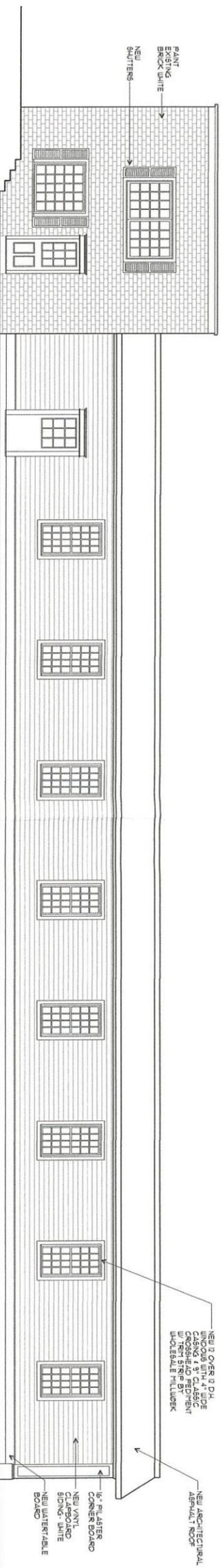
Impact Statement:

We feel that the proposed use of these existing structures will not have any impact to the surrounding properties. Instead we believe that the improvements being made to the existing buildings and parking areas will benefit the surrounding properties. By making these changes and improvements we are taking a building in a high visibility area and making it more appealing and presentable. Not only will this help with the appearance of the town but it will also help take a building that has sat empty and blighted for more than 15 years and make it more esthetically pleasing along with bringing new life to a such a prominent building in town.

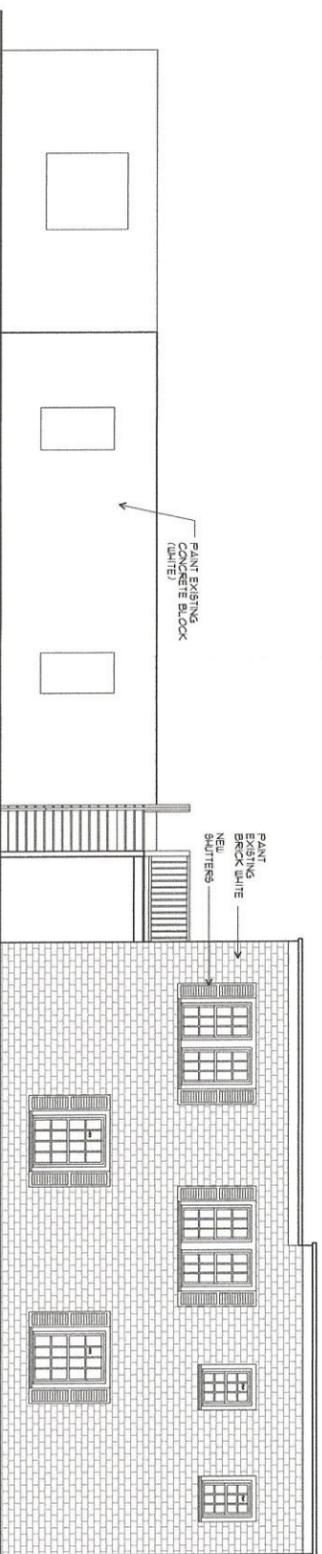
Traffic Impacts –

The Institute of Transportation Engineers, ITE, provides guidelines for anticipated traffic volumes for various type of land uses. The Average Daily Trip (ADT) for Mini-Storage is 2.5 trips per day per 1000 sf. of Storage, with peak am trip and peak pm trip coefficient of 0.14 and 0.26 respectively for that same 1000 sf.

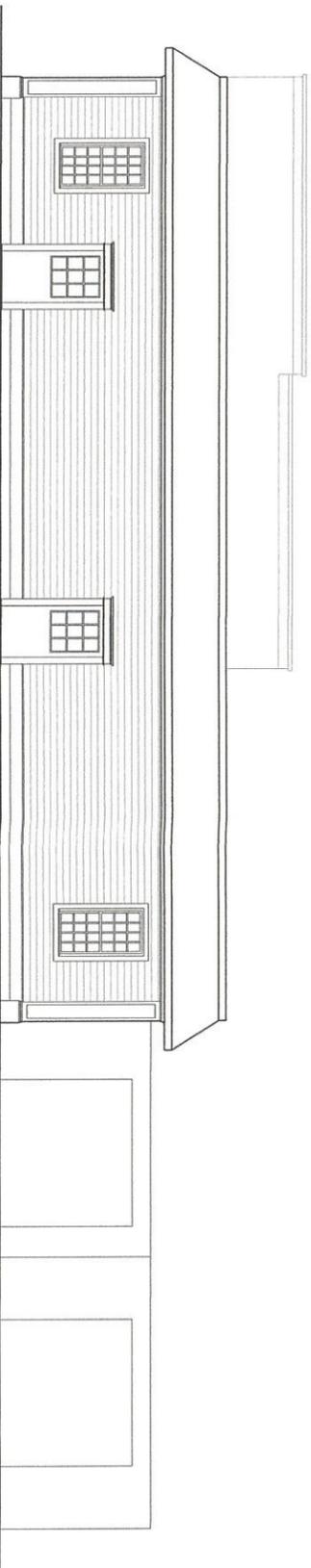
The current application has 9200 sf proposed for storage, resulting in an ADT of 23 with 1.3 trips in the am peak hour and 2.4 trips in the pm peak hour.



1 WEST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

RECEIVED
APR 13 2023

WILLIAMS ARCHITECTS
897 BOSTON POST RD MADISON, CT
PH. 203.245.3283 gourchitects.com

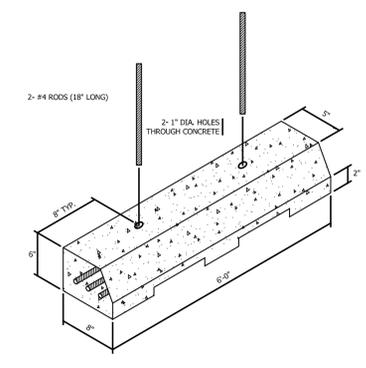
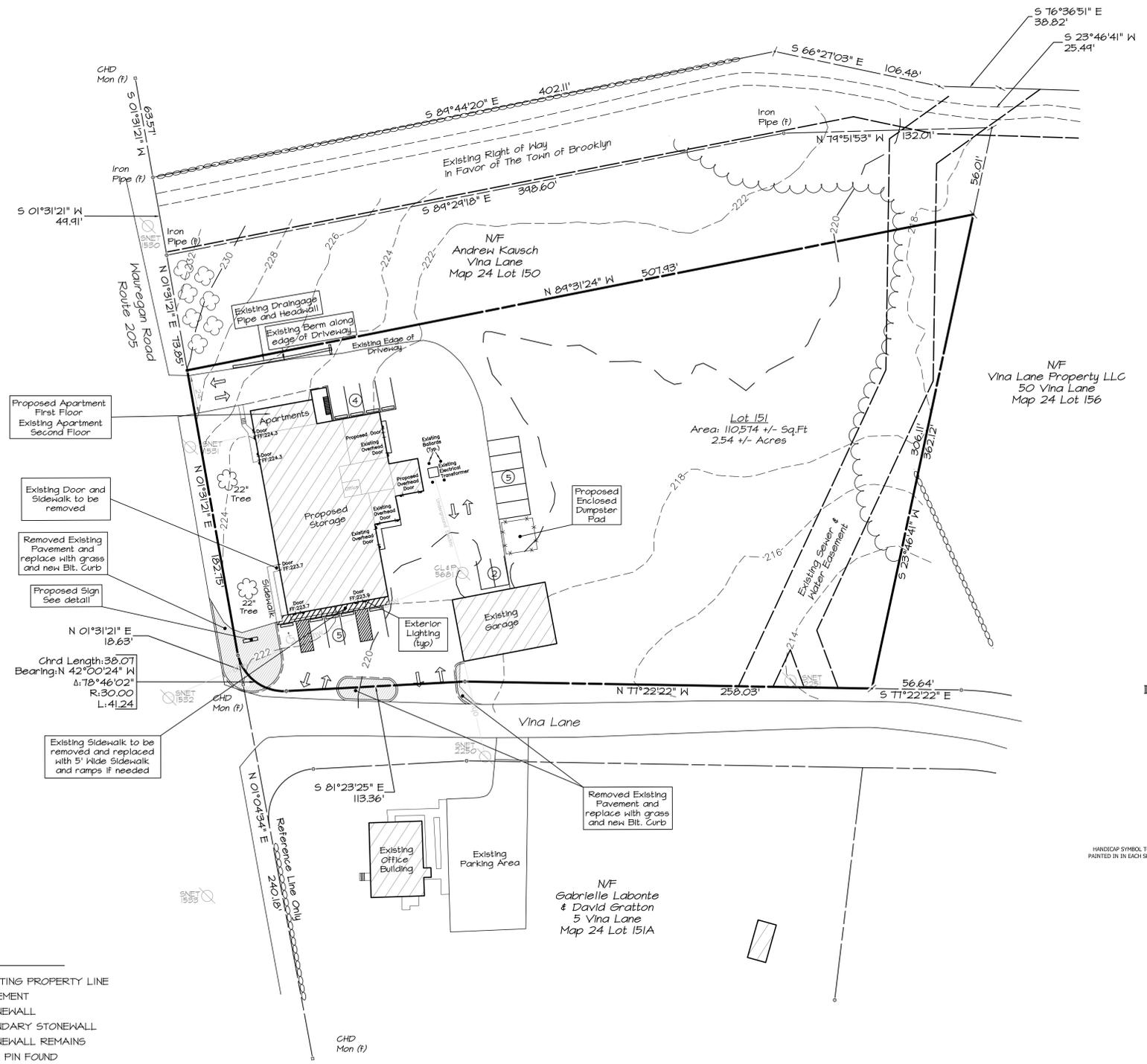
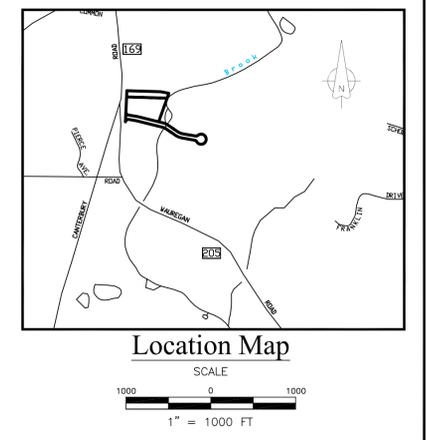
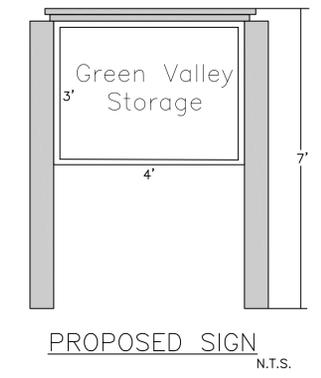
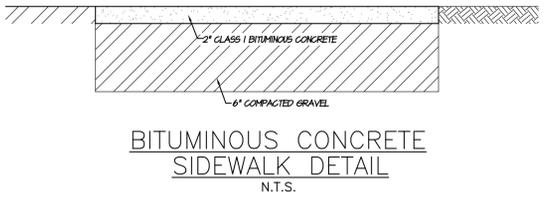
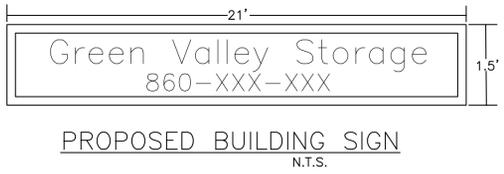
DATE	DESCRIPTION
2/21/23	MISC. REVISIONS
9/15/22	MISC. REVISIONS
9/9/22	MISC. REVISIONS

REVISIONS

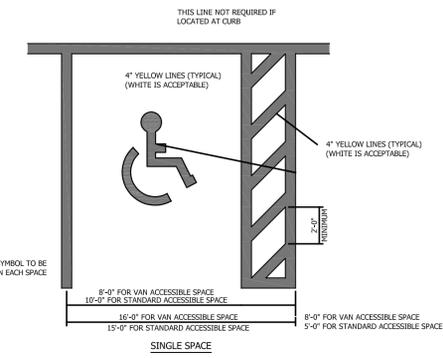
EXTERIOR IMPROVEMENTS
8 WAUREGAN ROAD
BROOKLYN, CT 06234

DATE 7/20/22 SHEET
JOB# 22-02
SCALE
DRAWN
CHECKED

A-1



NOTES:
1. CLASS "A" CONCRETE REINFORCED W/ (3) #3 RODS.
2. RODS SHALL NOT PROTRUDE THROUGH DRAINAGE SLOTS



NOTES:
1) A HANDICAP PARKING SIGN SHALL BE INSTALLED AT THE CENTER OF EACH STALL 24" BEHIND THE CURB.

Notes

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in State of Connecticut" as adopted by the Connecticut Associations of Land Surveyors, Inc. on September 26, 1996
- This Survey conforms to a Class "A-2" Horizontal Accuracy "T-2" Vertical Accuracy
- Survey Type: Site Development Plan
- Boundary Determination: Resurvey
- Intent: Development of Existing Structure
- Parcels shown as Lot 151 on Assessors Tax Map 24 of the Brooklyn Assessors Office
- Property is owned by: A.Kausch & Sons
- Property is zoned : VGZ (Village Center Zone)
- Property is served by Public Water & Sewer
- Building signs to be mounted on the westerly and southerly sides of the building

A.Kausch & Sons LLC
Employees: 1 Employee
Hours of Operation
8am - 8pm
Or by Appointment

DAY	RETAIL
MONDAY	8am - 8pm
TUESDAY	8am - 8pm
WEDNESDAY	8am - 8pm
THURSDAY	8am - 8pm
FRIDAY	8am - 8pm
SATURDAY	8am - 8pm
SUNDAY	8am - 8pm

Parking Calculations: $8,922 / 1000 = 8.9$ Parking spaces
1 space per 1000sqft of gross floor area (Industry Standard)
Apartment Parking (2 Per apartment): 4 Spaces
Employee Parking 1 Space
Total Parking: 14 Spaces

LEGEND

- EXISTING PROPERTY LINE
- - - EASEMENT
- STONEWALL
- BOUNDARY STONEWALL
- STONEWALL REMAINS
- o IRON PIN FOUND
- o DRILL HOLE FOUND
- o MONUMENT FOUND
- o PROPERTY POINT
- o UTILITY POLE
- o STONE FILE

Map References

- Perimeter Survey Prepared for Eggs Inc., Gorman Road/Franklin Drive/Wauregan Road, Brooklyn, Connecticut, Dated: October 2014, Scaled: 1"=125', Prepared by Archer Surveying LLC
- Boundary Line Modification Prepared Brooklyn Center Complex LLC, 71 Vina Lane, Brooklyn, Connecticut, Dated: January 2016, Scaled: 1"=100', Prepared by Archer Surveying LLC

Archer Surveying LLC
18 Providence Road, Brooklyn, CT 06234
DAVID A. SMITH, PE #4173 DATE 05/11/2023
NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief, this map is substantially correct as noted herein.
David M. Archer, Conn. L.S. #70013
05/11/2023
No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

REVISIONS	
5/11/2023	As Per Town Engineers Comments

Site Development Plan
"Adaptive Re-use of an Existing Building"
Prepared For:
A.Kausch & Sons
8 Wauregan Road & 10 Vina Lane
Brooklyn, Connecticut

DRAWING SCALE: 1"=40'

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KVP
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING - LAND PLANNING

Sheet No. 1 OF 1 Project No. 2006 Date: April 10, 2023

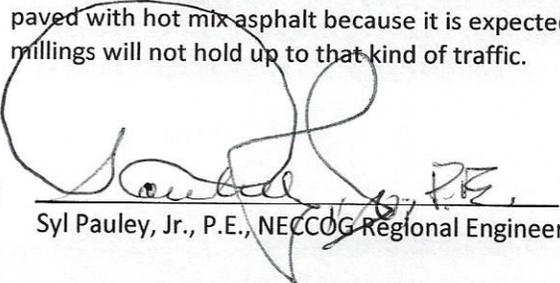
NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

SITE WALK OBSERVATIONS PERTAINING TO AN APPLICATION FOR SPECIAL PERMIT FOR ADAPTIVE RE-USE OF AN EXISTING BUILDING CORNER OF WAUREGAN ROAD AND VINA LANE (ASSESSOR'S MAP 24, LOT 151) BROOKLYN, CONNECTICUT (May 22, 2023)

The comments contained herein pertain to my observations during a site walk of this property held on May 22, 2023, between 5:00 p.m and 5:30 p.m., with three Brooklyn Planning & Zoning Commission members and the son of the Applicant applying for the Special Permit No. 23-002.

1. On the south side of the existing building, it was impossible to judge where the proposed grass island would lie along Vina Lane. This is because there is a wide expanse of crumbling pavement along the north side of Vina Lane. In order to judge how the propose parking along the south side of the building will fit in, the property line needs to be identified using several wood stakes and then another site walk conducted.
2. The side slope along the first 150'± of the north edge of Vina Lane is is serious disrepair and needs to be fixed. The condition as it exists has the potential of causing a vehicle to roll over under certain circumstances.
3. The drainage pipe along the north property line appears to be a type of concrete cylinder pipe with an inside diameter of at least 18". Approximately 60' of the pipe is exposed from just above its spring line and needs to be covered to protect it. Furthermore, the outlet of the pipe is more than half full of soil, which needs to be removed there and inside the pipe. Also, the grassed swale that the pipe discharges into is more than half full of soil that needs to be removed and the swale reshaped to function as originally intended. There is evidence of heavy scour in the first 10 or so feet of the swale. At this time, it is not known how this condition is affecting any town owned drainage system that is connected to this pipe and if there is a drainage easement recorded in favor of the town.
4. The millings that have been installed in lieu of hot mix asphalt are unbound, meaning they were placed without using a binder to hold them in place. It did not take much kicking with a sneaker to dislodge the rounded aggregate in the millings. There was ample evidence of tire marks chewing up the millings and causing ruts. This surface is unsatisfactory and will not take very long to end up looking like a loose surface of small stones. Incidentally, the owner's son was present at the site walk and made mention that a rather large area on the south side of the existing building and the west side of the garage will be paved with hot mix asphalt because it is expected that heavy trucks will be running through that area and millings will not hold up to that kind of traffic.

By:


Syl Pauley, Jr., P.E., NECCOG Regional Engineer

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING REVIEW PERTAINING TO AN APPLICATION FOR SPECIAL PERMIT FOR ADAPTIVE RE-USE OF AN EXISTING BUILDING CORNER OF WAUREGAN ROAD AND VINA LANE (ASSESSOR'S MAP 24, LOT 151) BROOKLYN, CONNECTICUT (May 23, 2023)

The comments contained herein pertain to my review of plans and supporting documentation for Application for Special Permit No. SP 23-002, which is for the adaptive re-use of an existing building. The plan reviewed is the Site Development Plan created by Archer Surveying, LLC, dated April 10, 2023 revision of May 11, 2023. A corrected architectural plan or type of outdoor lighting fixture was not resubmitted for review at this time. Additionally, over half of my comments of April 25, 2023 have not been answered by the Applicant's professional consultant.

Site Development Plan

1. The wide driveway opening opposite the six parking spaces on the south end of the building needs to be eliminated. It is now shown as a two-way exit driveway but is still unacceptable. This driveway is too close to the intersection of Vina Lane and Wauregan Road, making it more prone to accidents and a real safety hazard. This driveway opening needs to be eliminated and will necessitate the redesign of the parking along the south end of the building to allow the western most space enough room to back out to exit the area in an easterly direction. Furthermore, there is ample space for parking to the rear of the building where there are 5 spaces and a dumpster pad proposed.
2. The existing drainage pipe along the north property line is improperly installed as evidenced by a site inspection on May 22, 2023. Approximately 60' of pipe is half-buried and the outlet end of the pipe is more than half-buried in sediment. The exposed pipe needs to be protected with earth covering at least 1' in depth and the discharge end, as well as the interior of an undetermined length of pipe, needs to be completely unblocked to allow full flow. Furthermore, the grassy swale at the outlet needs to be reshaped to accept the flow from the pipe and reconstructed at a uniform slope to outlet into the meadow to the east. A plan for this shall be submitted to the town for review and construction shall be inspected by the Town Engineer.

3. The five (5) parking spaces now shown on the east edge of the paved parking area is on an area that is meadowland. This is unacceptable. The area shall be constructed with a surface that will be stable enough to accommodate repetitive parking of vehicles in all type of weather conditions.
4. A construction detail showing dimensions for a standard proposed parking space is missing on the plan. A detail needs to be added to the plan also to include color of the markings and what they are composed of.
5. The "Handicapped Parking Stall Detail" needs to indicate the surface material the painted markings will be applied to. Furthermore, yellow pavement markings are not used for this and should be specified only as white. Yellow is typically used to prohibit use or for warning, not parking stalls.
6. The existing deteriorated paved surfaces on the property have not been identified on this plan as how they are to be resurfaced. The millings observed in a site walk on April 22, 2023 were found to be unbound (loose), unstable and unacceptable for a surface that will be impacted by regular vehicular traffic and maintaining permanent pavement markings needed for traffic control and pedestrian safety. A more substantial, lower maintenance pavement is needed.

Previous Comments of April 25, 2023 Not Addressed in Revised Plan and Still Require a Written Response are the Following:

Site Development Plan

Comments 1 thru 3, 11, 12, 14 thru 18, 23 and 24

Proposed Elevations Architectural Plan

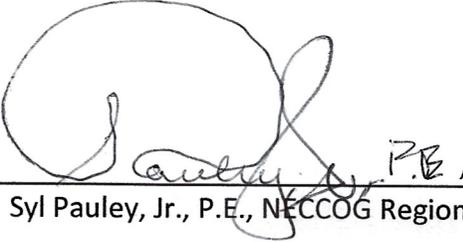
Comments 1 thru 3

Archer Surveying, LLC / KWP Associates Project Narrative of May 3, 2023, Revised May 15, 2023

1. Under "Project Location" it is stated there are three (3) existing buildings on the property. However, a the plan and a site walk reveals that there are only two (2) existing buildings on the property. An explanation is needed for this seeming discrepancy.
2. "Traffic Impacts" are usually evaluated by a certified Traffic Engineer. The statements herein are not identified as being made by a Traffic Engineer and it appears that certain supporting data usually presented in a traffic report are not contained therein and

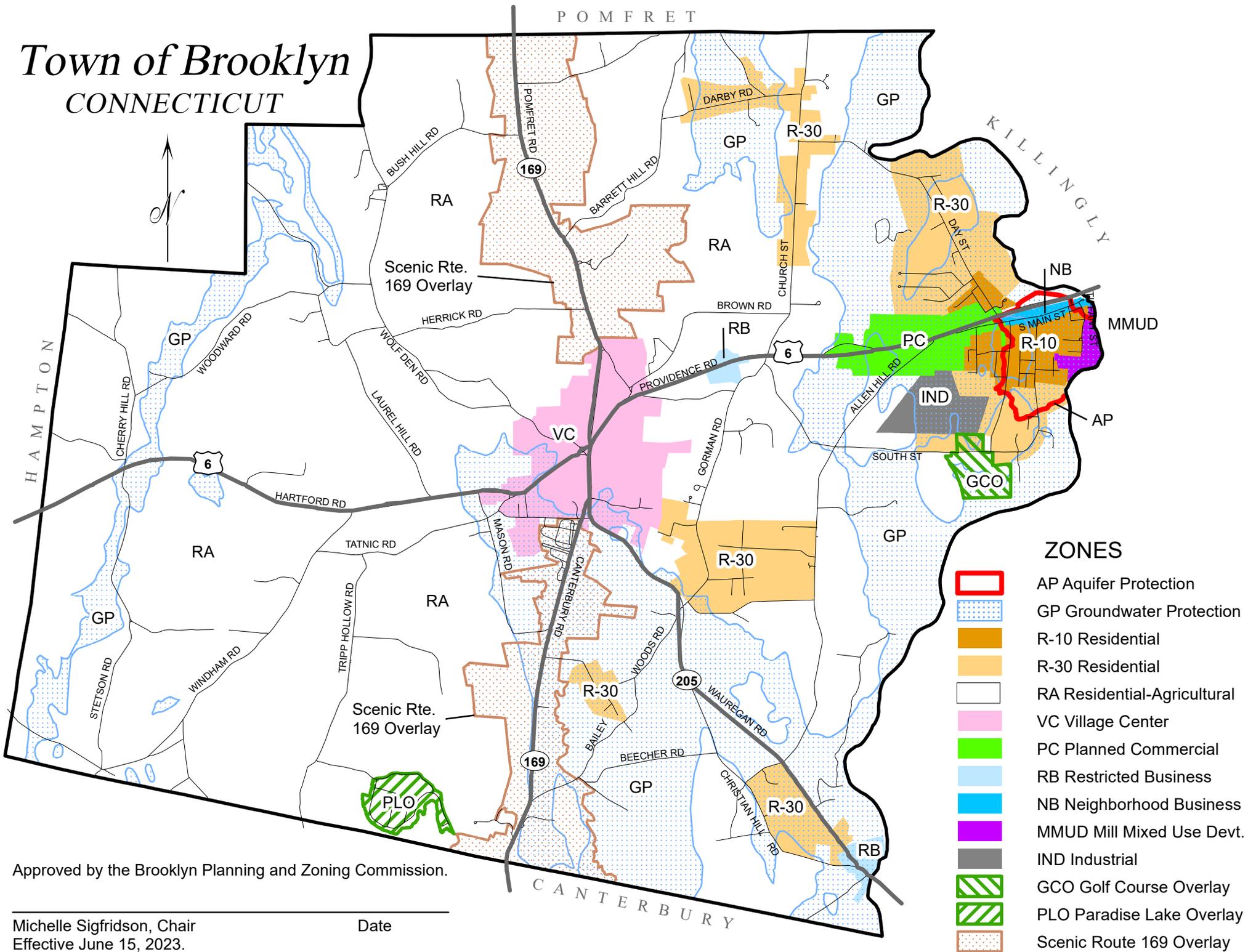
adequately explained. The consultant needs to identify the Traffic Engineer responsible for the report.

The revised plan noted above and reviewed by the undersigned, as evidenced by the comments published herein, is found to need additional information for the Special Permit Application process to continue. Accordingly, the plan needs further revisions and, thereafter, submitted for additional review. This applies to the separate Project Narrative, too.

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

Town of Brooklyn

CONNECTICUT



ZONES

-  AP Aquifer Protection
-  GP Groundwater Protection
-  R-10 Residential
-  R-30 Residential
-  RA Residential-Agricultural
-  VC Village Center
-  PC Planned Commercial
-  RB Restricted Business
-  NB Neighborhood Business
-  MMUD Mill Mixed Use Devt.
-  IND Industrial
-  GCO Golf Course Overlay
-  PLO Paradise Lake Overlay
-  Scenic Route 169 Overlay

Approved by the Brooklyn Planning and Zoning Commission.

Michelle Sigfridson, Chair
Effective June 15, 2023.

Date _____