

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Meeting Agenda  
Wednesday, October 4, 2023 6:30 p.m.**

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

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

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting September 19, 2023
- V. Public Commentary**
- VI. Unfinished Business:**
  - a. Reading of Legal Notices:**
  - b. Continued Public Hearings: None.**
  - c. New Public Hearings:**
    - 1. **SP 23-005:** Special Permit for sit-down café and restaurant (tea, beverages, ice cream, baked goods) and retail gift shop at 8 Wolf Den Road, Applicant: Creamery Tea House, Owner: Julie MacCormack.
  - d. Other Unfinished Business:**
    - 1. **SP 23-005:** Special Permit for sit-down café and restaurant (tea, beverages, ice cream, baked goods) and retail gift shop at 8 Wolf Den Road, Applicant: Creamery Tea House, Owner: Julie MacCormack.
    - 2. **ZRC 23-006:** Modification to Appendix 10.D: Floodplain Management Regulations of the Floodplain Overlay Zone/ (FEMA/NFIP), Applicant: PZC. **\*awaiting Oct. 17 public hearing\***
- VII. New Business:**
  - a. Applications:**
    - 1. **SPR 23-006:** Site Plan Review (pending determination) for a 25'x25' building addition at 512 Providence Road, Applicant: Vachon Brooklyn, LLC.
  - b. Other New Business:**
    - 1. Discussion of potential subdivision on Old Tatnic Hill Road.
- 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  
Special Meeting  
Tuesday, September 19, 2023 6:30 p.m.**

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

<b>MEETING LOCATION:</b> <b>Tiffany Street Community Center, 31 Tiffany Street, Brooklyn, CT</b>	
Click link below: <a href="https://us06web.zoom.us/j/84765564828">https://us06web.zoom.us/j/84765564828</a>	or Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656	
Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting	

**MINUTES**

- I. Call to Order** – Carlene Kelleher, Acting Chair, called the meeting to order at 6:39 p.m.
- II. Roll Call** – Carlene Kelleher (present via Zoom), Allen Fitzgerald, Lisa Herring, Seth Pember, Gil Maiato. (all present in person).  
John Haefele was absent with notice.  
Michelle Sigfridson, Brian Simmons and Karl Avanecean were absent.

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

**Also Present in Person:** Ben Jednak, Bohler Engineering; Paul Archer, Archer Surveying; Mr. Sholes, Sholes Ace Hardware & Supply; Jeff Weaver; David Held, Provost & Rovero; J.S. Perreault, Recording Secretary.  
There were seven additional people seated in the audience.

**Present via Zoom:** Edward Danza, Massa Multimedia Architecture, P.C.; Sharon Loughlin.

- III. Seating of Alternates** – None.

- IV. Adoption of Minutes:** Meeting August 15, 2023

Motion was made by A. Fitzgerald to accept the Minutes of the Special Meeting of August 15, 2023, as presented.

Second by S. Pember. No discussion.

Motion carried unanimously by voice vote (5-0-0).

- V. Public Commentary** – There were no comments from the public, either in person or via online.

Due to difficulty hearing C. Kelleher via Zoom, A. Fitzgerald assumed the position of Chair.

- VI. Unfinished Business:**

- a. **Reading of Legal Notices:**

J. Roberson read aloud the Legal Notice for SP 23-003, SP 23-004 and ZC 23-003, which was published in the *Turnpike Buyer* on August 23, 2023 and August 30, 2023.

Ms. Roberson explained that the September 6, 2023 meeting of the PZC had been cancelled and, therefore, the public hearings scheduled for that meeting were rescheduled to September 19, 2023.

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

c. **New Public Hearings:**

1. **SP 23-003:** Special Permit for 5,955 s.f. building addition and related parking modifications for online grocery pick-up at 450 Providence Road, Applicant: Walmart.

Ben Jednak, Bohler Engineering, represented the Applicant and gave an overview. Maps/plans were displayed as discussed.

- IWWC approval was received on August 8, 2023.
- Mr. Jednak orientated the property and explained that the proposed building addition is on the east side of the building where an existing parking field is currently.
- They are proposing 45 new, pick-up parking spaces. The entire lot will have 716 parking spaces (502 are required).
- They will be maintaining all existing drainage patterns on the site. The basins will continue to function as they currently are. They will be reducing the current pervious coverage by approximately 691 s.f. which will reduce the peak flows to those basins.
- In addition to the expansion area, the entire parking lot marking/stripping will be repainted/refreshed.
- All proposed lighting fixtures are dark-sky compliant (fully cut-off and fully shielded).
- The Regional Engineer has reviewed the plans and did not find any issues with the proposed expansion, parking modifications or drainage.

**QUESTIONS/COMMENTS FROM STAFF:**

- **J. Roberson** asked about the façade/exterior changes to signage. Edward Danza, Architect with Massa Multimedia Architecture, P.C., (present via Zoom) explained that they will be reducing the signage by 135 s.f. There are currently seven signs (505 s.f.) and will be reducing to five (370 s.f.).  
Ms. Roberson summarized the proposal and noted that there would be some changes to color on the exterior: addition of blue accents on the vestibules; blue logo above the main entrance.  
Mr. Jednak provided sample materials/colors for viewing by the Commission.  
Ms. Roberson asked if the whole building was going to be painted earth tones, except for the blue and yellow.  
Mr. Danza stated, “correct” and explained that they will try to keep it as close to the existing brown as possible. So, all the precast will remain brown and basically, all they will be painting would be the caps (grey). He explained that the expansion would be painted to match the existing (right elevation 2). Ms. Roberson indicated the area on the plan.  
Ms. Roberson asked why it was decided to move the groceries and freezers to the other side of the building.  
Mr. Danza explained that it is a new program involving not just grocery, but also merchandise.

There were no questions or comments from the Commission.

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

Motion was made by S. Pember to close the public hearing for SP 23-003: Special Permit for 5,955 s.f. building addition and related parking modifications for online grocery pick-up at 450 Providence Road, Applicant: Walmart.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (5-0-0).

2. **SP 23-004:** Special Permit for above-ground propane storage and outside display of merchandise at 564 Providence Road, Applicant: Sholes Ace Hardware.

Paul Archer, Archer Surveying, represented the Applicant. Mr. Sholes was present in the audience. Revised plans were provided and were displayed as discussed. Mr. Archer gave an overview:

- Mr. Archer explained that the special permit is needed as they are proposing an above-ground, propane recharging station behind the building and they are also proposing outside merchandise storage units in the front of the building.
- Mr. Archer referred to the detail page of the plans showing the bollards and 5 x 16 concrete pad to house the 1,000-gallon propane tank. It will have a security light and two doors. Per request of the Commission and the Fire Marshal, they are proposing that one of the parking spaces on the side of the tank will be designated as “no parking” and also a couple of spaces on the side of the tank as parking for the recharging station. They will be putting signs there.
- They are proposing an underground line going from the building to a security light that will be in the northeasterly corner.
- They are proposing a couple of screened dumpsters. Mr. Archer noted that none of the existing dumpsters are screened.
- Regarding the display area on the sidewalk, Mr. Archer explained that the sidewalk is ten-feet wide and the steel posts are 7.5 feet off the face of the building. Photos were displayed and explained by Ms. Roberson. Mr. Archer also provided some photos for viewing by the Commission. Mr. Archer stated that they are proposing to move the storage units up into the post area and he explained that they will leave a four-foot passageway down the walkway, at all times.

Ms. Roberson commented about the existing dumpsters behind the building and about how well that area has been being maintained by Ocean State Job Lot. She indicated nearby neighbors. Ms. Roberson recognized that it is an awkward situation that screening is now required, but that it hadn't been for previous approvals.

- Mr. Archer explained about the propane tank location which is due to a CL&P Easement being where they had previously intended to locate it.
- Regarding a comment from Syl Pauley about installing a concrete walkway, Mr. Archer stated that this has been included on the plan.

#### **QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:**

- **L. Herring** spoke about the importance of maintaining the four-foot walkway which is the minimum ADA requirement for wheelchair accessibility.

#### **COMMENTS FROM STAFF:**

- **J. Roberson** explained that the use of the hardware store does not have to come before the Commission. The Applicant has applied for a Zoning Permit to open. This Application for a Special Permit, for the outdoor

display of merchandise and the propane tank, is not holding up the opening of the store.

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

Motion was made by L. Herring to close the public hearing for SP 23-004: Special Permit for above-ground propane storage and outside display of merchandise at 564 Providence Road, Applicant: Sholes Ace Hardware.

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (5-0-0).

3. **ZC 23-003:** Zone boundary change from RA=>R-30 for 1.3 acres on the south side of Day St. (Map 43, Lot 6), Applicant: Jeff Weaver.

Paul Archer, Archer Surveying, represented the Applicant. Jeff Weaver was present in the audience. Mr. Archer gave an overview (plans were displayed as discussed):

- This Application precedes Application SD 23-001 for a two-lot subdivision of this same property (see Agenda Item VI.d.4).
- Mr. Archer explained that past practice of the PZC is that the entire should be in the same zone in which you are developing. All of the proposed development for the two-lot subdivision would be happening in the R-30 Zone. However, the back half of the lots are split (part in the R-30 Zone and part in the RA Zone). This zone boundary change would allow both entire parcels to be included the R-30 Zone. Mr. Archer provided maps/plans, with the area outlined, to Commission Members.

Ms. Roberson explained that this is the recommendation of the Town's Land Use Attorneys. Ms. Roberson clarified that a parcel can span zone boundaries, but the Applicant is proposing to create new lots and, as part of that subdivision process, there has to be a demonstration that you can meet zoning requirements. In this case, it is impossible for these lots to meet the zoning requirements of both zones simultaneously. Ms. Roberson considers this to be a minor tweak and Mr. Archer explained how it had been done previously on a six-lot subdivision.

- Mr. Archer explained that it would not be spot zoning as the surrounding area is the R-30 Zone and this would be adding a little over an acre to the R-30 Zone.

#### **QUESTIONS/COMMENTS FROM COMMISSION MEMBERS:**

- **Seth Pember** asked if there were any changes to the site plan. Mr. Archer stated that there were no changes at all to the site plan.

#### **QUESTIONS/COMMENTS FROM THE PUBLIC:**

- **Emily MacNamara**, an abutting property owner, asked if additional lots are being created or just adds to the current lots that have already been separated.

Mr. Archer stated that it just adds to the current lots and he explained about the two lots that they are proposing (each over 3/4 acre) to be all in one zone (R-30).

Ms. Roberson explained that the proposed lots, which are part of a subdivision, although related to this Application, are not subject to this public hearing. The subject of this public hearing is the shifting of the zone boundary, but she said that it is fine to discuss both Applications.

- **Bill MacNamara**, 288 Church Street, asked if either of the proposed houses are to be multi-family houses or rental properties. He also asked if this would fall under multi-family development.  
Jeff Weaver stated that, at this point, they are not, they are to be single-family.  
Ms. Roberson explained that they are proposed as duplexes (two-family) and she explained that multi-family is defined as three or more.
- **Todd**, 307 Day Street, asked if the duplexes would be rentals or if they are to be sold.  
Mr. Weaver stated that, at this point, they are to be single-family homes, but are proposed as duplexes on the plan.  
Ms. Roberson asked what the intention is, single-family or duplex.  
Mr. Weaver stated that the intention is two single-family homes, not duplexes.  
Ms. Roberson asked about open space vs. fee-in-lieu of open space.  
Mr. Archer stated that this had already been discussed and that he had provided the appraisal.

Motion was made by S. Pember to close the public hearing for ZC 23-003: Zone boundary change from RA=>R-30 for 1.3 acres on the south side of Day St. (Map 43, Lot 6), Applicant: Jeff Weaver  
Second by L. Herring. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

d. **Other Unfinished Business:**

1. **SP 23-003:** Special Permit for 5,955 s.f. building addition and related parking modifications for online grocery pick-up at 450 Providence Road, Applicant: Walmart.

Motion was made by S. Pember to approve the Special Permit modification application of Walmart to create a 5,955 s.f. building addition and related parking modifications for online grocery pick-up at 450 Providence Road the Planned Commercial Zone, identified in the files of the Brooklyn Land Use Office as **SP 23-003**, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 4.D.5. (Additional Special Permit Criteria), the Route 6 Corridor Design Guidelines, and Sec. 9.D.5 (Special Permit Criteria) of the Zoning Regulations. Such approval includes the following conditions and modifications:

1. The Inland Wetlands and Watercourses Commission approval and 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. Prior to conducting any site work or installing any signage, the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.

Second by G. Maiato. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

2. **SP 23-004:** Special Permit for above-ground propane storage and outside display of merchandise at 564 Providence Road, Applicant: Sholes Ace Hardware.

Motion was made by G. Maiato to approve the Special Permit application of Sholes Ace Hardware for above-ground propane storage and outside display of merchandise at 564 Providence Road in the Planned Commercial Zone, identified in the files of the Brooklyn Land Use Office as **SP 23-004**, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 4.D.5-6 (Additional Special Permit Criteria and Additional Provisions), the Route 6 Corridor Design Guidelines, Sec. 9.D.5 (Special Permit Criteria), and Sec.

5.F (Groundwater Protection Overlay Zone) of the Zoning Regulations. Such approval includes the following conditions and modifications:

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. Prior to conducting any site work, the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.
  3. The sidewalk display of merchandise must be kept tidy and maintain a minimum clearance of 4' in accordance with ADA requirements.
- Second by C. Kelleher. No discussion.  
Motion carried unanimously by voice vote (5-0-0).

3. **ZC 23-003:** Zone boundary change from RA=>R-30 for 1.3 acres on the south side of Day St. (Map 43, Lot 6), Applicant: Jeff Weaver

With the plans showing duplexes on both lots, S. Pember asked if an architectural drawing is needed on those to approve the subdivision. Ms. Roberson explained that if this zone change were approved, the only map change that would occur is to the official zoning map. Mr. Pember stated that the plan, technically, isn't correct showing a duplex on the lots where they are moving the line. Ms. Roberson explained that when a zone change is proposed, it is helpful to put it on some kind of background, and in this case, the single-family vs. duplex is sort of a background image to help you understand where the actual proposal is. It is not part of the proposal.

Motion was made by A. Fitzgerald to approve the application **ZC 23-003:** Zone boundary change from RA=>R-30 for 1.3 acres on the south side of Day St. (Map 43, Lot 6) with the finding that the change is consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations, will aid in the protection of public health, safety, welfare, or property values, and is suitable for the location. These changes will become effective fifteen days from publication in accordance with CT General Statutes Section 8-7d.

Second by S. Pember. No discussion.

Motion carried unanimously by voice vote (5-0-0).

4. **SD 23-001:** Two-lot subdivision including 3 acres on Day Street (Map 43/Lot 6), Applicant: Jeff Weaver.

Paul Archer, Archer Surveying, represented the Applicant. Jeff Weaver was present in the audience. Mr. Archer gave an overview (plans were displayed as discussed):

- They are proposing a 50-foot-wide strip coming down to two lots.
- Mr. Archer explained that Mr. Weaver had contemplated putting two duplexes, but after speaking with the neighbors and hearing their concerns, he is now going to make it two, single-family residential homes. Mr. Archer noted that the plans are conceptual.
- Mr. Archer explained how he will modify the map to show the zone change that was just approved and the single-family homes. Mr. Archer stated that Syl Pauley's comments are on it.
- Mr. Archer explained about open space and about the appraisal which would be divided by two for a fee-in-lieu of open space of \$4,500 per lot.
- They have approval from the IWWC (included in packets) and the Health Department.

Ms. Roberson stated that David Held is the Engineer of record and the drainage report that he prepared has been reviewed and approved by Syl Pauley. Final review by Mr. Pauley:

- Mr. Pauley asks that revision dates be added to the plans;
- Mr. Pauley asks who would maintain the pipe under the shared driveway (this should be included in the shared driveway agreement).  
Mr. Archer stated agreement.
- Mr. Pauley asks why the road continues.  
Mr. Archer explained that it enables Mr. Weaver to get to the rear-most parcel of his land, which he uses for recreational purposes.  
Ms. Roberson stated that this is the plan that was presented to the IWWC.  
Mr. Archer stated, "correct."

#### **QUESTIONS/COMMENTS FROM THE PUBLIC:**

- **Cory, 311 Day Street**, commented that a lot of the neighbors are concerned about adding developments deeper into the woods behind people's houses. A lot of run-off has been noticed.  
Mr. Archer explained that run-off was a concern and the IWWC did a site walk and that is why they added a pipe under the driveway to keep the water running in the right direction, into the wetlands.

Motion was made by G. Maiato to approve the application **SD 23-001: Two-Lot Subdivision**, Applicant: Jeff Weaver, 3 acres on south side of Day St., (Map 43, Lot 6), Proposed creation of two residential rear lots on a shared driveway in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:

- 1) 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).
- 2) A Shared Driveway and Maintenance Agreement for the shared driveway in a form acceptable to the Town Attorney shall be filed simultaneously with the recording of the subdivision plans in the office of the Town Clerk.

At the time of sale of any building lot:

- 1) All boundary pins and monuments shall be set and field verified by the surveyor.
- 2) At the time of sale of any of the new building lots, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$4,500 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.

Prior to the issuance of a Zoning Permit on any lot:

- 1) 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.
- 2) Prior to any lots being developed, driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways. No stone walls, 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.
- 3) 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.

- 4) Stonewalls must be finished on the edges prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall. (When a stone wall needs to be broken, it needs to be re-built along the edges of the opening.)

Second by S. Pember. No discussion.

Motion carried unanimously by voice vote (5-0-0).

## **VII. New Business:**

### **a. Applications:**

1. **SP 23-005:** Special Permit for sit-down café and restaurant (tea, beverages, ice cream, baked goods, soup, sandwiches), retail gift shop and catering at 8 Wolf Den Road, Applicant: Creamery Tea House, Owner: Julie MacCormack.

Motion was made by S. Pember to schedule the public hearing for **SP 23-005:** Special Permit for sit-down café and restaurant (tea, beverages, ice cream, baked goods, soup, sandwiches), retail gift shop and catering at 8 Wolf Den Road, Applicant: Creamery Tea House, Owner: Julie MacCormack for the meeting of the Planning and Zoning Commission to be held on October 4, 2023 at 6:30 p.m. at the Clifford B. Green Community Center, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by L. Herring. No discussion.

Motion carried unanimously by voice vote (5-0-0).

2. **SPR 21-004mod:** Site Plan modification for ground-mounted solar panels at 5 Front Street and 29 Tiffany Street, 1.8 acres, R-10 Zone, Applicant: CHIP Fund 6 LLC & CHIP Fund 8 LLC.

**David Held**, P.E. and Land Surveyor with Provost & Rovero, represented the Applicant and gave an overview (plans were displayed as discussed):

- Mr. Held explained that this is a modification of a project that the PZC approved in 2021 at the two multi-family buildings (each on its own lot) at the corner of Front Street and Tiffany Street.
- Mr. Held referred to the Site Development Plan and indicated the locations for the solar panels.
- They are proposing a carport structure (with solar panels on top) for the larger multi-family building on Front Street. Mr. Held indicated where the Applicant would like to add a second carport structure (also with solar panels on top).
- Mr. Held explained that a minor lot-line adjustment is needed to comply with setback requirements (treating it like it is a building).
- Most of the carport structure would be screened from Tiffany Street by the building it would serve.
- Not proposing to change anything about the ground-mount portion of the array. Still same fencing, same security. Just adding the carport structure.
- Mr. Held explained that there will be excavation to put in footings for the posts.

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

- **J. Roberson** stated that this is a very minor change.
- Ms. Roberson commented that there is a lot of debris out there and that there is a problem with maintenance on the property. Mr. Held explained that the property owner is having difficulty with getting a contractor who will do a good job of rehabilitating the building. Ms. Roberson commented that with the previous approval, there was concern about the appearance from the public road. She said that this is a National Register Historic District. Chain-link fence with slats had been

discussed for the previous approval and Ms. Roberson stated that it is still part of this. She displayed and explained photos. There was discussion about the slatted chain-link fencing.

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

Motion was made by S. Pember to approve the Site Plan Review Application **SPR 21-004mod** for ground-mounted solar panels at 5 Front Street and 29 Tiffany Street with the following condition in accordance with Section 6.N of the Brooklyn Zoning Regulations: 1) That screening shall be required in accordance with the original approval on October 6, 2021.

Second by L. Herring. No discussion.

Motion carried unanimously by voice vote (5-0-0).

3. **ZRC 23-006:** Modification to Appendix 10.D: Floodplain Management Regulations of the Floodplain Overlay Zone/ (FEMA/NFIP), Applicant: PZC.

Motion was made by S. Pember to schedule the public hearing for **ZRC 23-006:** Modification to Appendix 10.D: Floodplain Management Regulations of the Floodplain Overlay Zone/ (FEMA/NFIP), Applicant: PZC for the meeting of the Planning and Zoning Commission to be held on October 17, 2023 at 6:30 p.m. at the Clifford B. Green Community Center, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by G. Maiato.

Discussion:

C. Kelleher asked why it is necessary to have a public hearing on this item.

Ms. Roberson explained that the Commission had adopted the Flood Zone Regulations and they were sent to FEMA and notice was received that some technical language was not accurate and it must be corrected. FEMA has granted an extension.

Motion carried unanimously by voice vote (5-0-0).

b. **Other New Business:**

1. Discussion of potential subdivision on Old Tatnic Hill Road.

Ms. Roberson explained that Killingly Engineering Associates requested that this be postponed to a later date.

**VIII. Reports of Officers and Committees**

Mr. Fitzgerald asked about the person on Pomfret Road (west side of Route 169).

Ms. Roberson explained that they had met with him and he has a permit. He is saving the building, but not changing it, so, it is, basically, considered maintenance. Discussion continued.

**IX. Public Commentary**

There was discussion regarding Alternate Members.

**X. Adjourn**

**A. Fitzgerald adjourned the meeting at 8:16 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 October 4, 2023, starting 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:

- **SP 23-005:** Special Permit for sit-down café and restaurant (tea, beverages, ice cream, baked goods, soup, sandwiches), retail gift shop and catering at 8 Wolf Den Road, Applicant: Creamery Tea House, Owner: Julie MacCormack.

**Please publish 9/20/23 and 9/27/23**

\$ 150 - Public Hearing  
\$ 100 - SP  
\$ 300 - Site Plan Rev  
\$ 60 - State  
\$ 15 - Plan Copies:

**RECEIVED**  
PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date Aug. 17 2023

Application #SP 23-005  
Check # 638

**APPLICATION FOR SPECIAL PERMIT**

Name of Applicant Creamery Sea House Phone 860.815-4444  
Mailing Address 8 Wolf Den Road, Brooklyn, CT 06234 Phone \_\_\_\_\_

Name of Engineer/Surveyor N/A  
Address \_\_\_\_\_  
Contact Person \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Name of Attorney N/A  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property location/address 8 Wolf Den Road, Brooklyn, CT 06234  
Map# 24 Lot# 54 Zone VCD Total Acres 4.1  
Sewage Disposal: Private \_\_\_\_\_ Public  Existing  Proposed \_\_\_\_\_  
Water: Private  Public \_\_\_\_\_ Existing  Proposed \_\_\_\_\_

Proposed Activity Sit down cafe + restaurant serving + catering tea beverages, food, including ice cream + baked goods + Retail gift shop.

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

- Fee \$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_
- 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: Creamery Sea House Date 8/11/23  
Owner: Julie E. MacCormack Date 8/11/23

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

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

RECEIVED

Received Date AUG 17 2023  
Action Date \_\_\_\_\_

Application # SPR  
Check# \_\_\_\_\_

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Creamery Tea House Phone 860-815-4444  
Mailing Address 8 Wolf Den Road, Brooklyn, CT 06234 Phone \_\_\_\_\_

Name of Owner Julie E. MacCormack Phone 860-815-4444  
Mailing Address 8 Wolf Den Road, Brooklyn, CT 06234 Phone \_\_\_\_\_

Name of Engineer/Surveyor N/A  
Address \_\_\_\_\_  
Contact Person \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property location/address 8 Wolf Den Road, Brooklyn, CT. 06234  
Map # 24 Lot # 54 Zone VCD Total Acres 1.11

Proposed Activity Sit down cafe + Tea Rooms serving beverages food, ice cream and baked goods with capability of catering locally. Retail gift shop selling tea + gifts. Restaurant + Retail

Change of Use: Yes  No \_\_\_\_\_ If Yes, Previous Use Antique Retail Shop  
Area of Proposed Structure(s) or Expansion No expansion using existing space-as is.

Utilities - Septic: On Site \_\_\_\_\_ Municipal  Existing yes Proposed \_\_\_\_\_  
Water: Private  Public \_\_\_\_\_ Existing yes Proposed \_\_\_\_\_

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

- Fee \$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_
- 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
- See also Site Plan Review Worksheet

Variances obtained \_\_\_\_\_ Date \_\_\_\_\_

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: Creamery Tea House Date 8/11/23  
Owner: Julie E. MacCormack Date 8/11/23

\* Note: Any consulting fees will be paid by the applicant

## Creamery Brook Tea House

### Statement of Use

I have a reservation only policy I have for my tea and food service. I prepare each tea service accordingly with a lot of care and effort on fine China tableware that is much too expensive to carry out on a daily basis. It takes time for me to prepare the menu and tables for this reservation event.

There will be 12 seats within the two tea rooms for tea service. Which is only about five tables within the two tea rooms. Keeping the rooms quiet and intimate with soft music and elegant decor. The retail area on the other side of my gift shop area is for sit down non reservation cafe seating which only consist of three tables and 6 seats. There they may order a cream tea which is not a full afternoon tea service but scones and tea, any baked goods from our bakery retail counter or food menu or ice cream from our menu seated down ordering from the table. Sandwiches will be served on a non-disposable tray in a non-disposable basket with a liner for consumption. Depending what drink they order will determine the vessel used. Orders of food will be brought to all the tables.

Catering will be another aspect of delivery. I will deliver to a business meeting, person or personal residence upon securing an order ahead of time.

My bakery will be retail items as my gift shop such as pies, cakes, fudge, cookies etc. they can choose to order as retail or eat at my tables. It is not intended to be eaten as a to go item out the door. Catering and bakeries are allowed in my village district I believe.

In a nutshell it will be a sit-down Restaurant with a bakery and catering services just as the Public House in Sturbridge Mass which is a very elegant colonial historical destination and by no means a fast food. The ice cream will be served during tea service and bakery cafe. My full intention is table service focusing attention on relaxation and a calm enjoyable experience at Creamery Tea House. I will have special ice cream deserts depending on what is ordered will determine what it will be served in, tea drinks, ice cream drinks and deserts will be served along with some gourmet foods, sandwiches, other deserts, etc. (if they want a doggie bag for food they can't finish I will provide).

In no way do I want Creamery Tea House to resemble a McDonald's sandwich to go or Dairy Queen but a place to retreat to with friends catching up on their lives while making memories enjoying some homemade foods and Bygone days. A destination to want to come back to. I am not expecting nor wanting crowds but an orderly calming experience for all that enter.

I want to include a 100 sq ft outside display area because I may want to put a small pumpkin display for fall for example.

Uses	Area	Parking Required	Provided
Retail	219 sq ft	3 spaces per 1,000 sq ft	1 space
Restaurant	18 seats (681 sq ft)	1 space per 3 seats	6 spaces
Total	900 sq ft	7 spaces	7 spaces

## **Traffic Impacts**

This is a small operation that should not impact the existing traffic flow since the tea rooms are suggested by reservation and the neighbors are all on the opposite side and at a distance. The town hall is not open Fridays, Saturdays, or Sundays. My store will have limited hours in the beginning and limited days starting off. For example, starting at 12:00 Thursday through Sunday. I have enough parking on my property and there is plenty extra at the town hall when they are not open.

## **Neighborhood Impact**

Business operations will not have a negative impact on the neighborhood because the town hall faces the business entrance on the east side which also is a commercial use, the town green faces the south side, a residential dwelling faces the back west side which has minimal use and a garage and a residential dwelling faces the north side which also has a minimal use.

## **Why my business will become a complimentary asset to the community.**

My company is based on getting the community together over a most increasingly popular vintage beverage: Tea, which is coming back in popularity with an incredible growth rate along with other favorable food items. I am in the historic village and the house is an early 1800s home on the historic green which compliments the style of business and preserves and compliments the historic integrity of the town. I will be using antique China dishes and teacups to serve vintage teas that go back to the historic Boston tea party era. I will have many assortments of baked goods that will complement our historic English heritage. After all, the town of Brooklyn's name is derived from England.

I have asked many towns people, associations including the historical society, town hall workers and the senior center of Brooklyn, friends, and relatives their thoughts on this start up and all were positive. I have frequented many tea shops, trade shows, spent many hours in study, belong to tea associations and believe this would be a nice complement to our town especially on the green near the town hall and near a commercial business on two highways US-6 and State Route 169.

I will create a place that will unite the towns people and offer a place of warmth, friendship, comfort, activity, and good home cooking recipes from a bye gone era. I will have a unique selection of gifts including hand selected healthy quality organic teas that can be purchased for home use or gift giving along with tea accessories, cards, preserves, candles, handmade fudge and much more. I look forward to serving our town and becoming part of our town's historic uniqueness.



TOWN OF BROOKLYN

P.O. Box 356 - Route 6 and 169  
BROOKLYN, CONNECTICUT 06234

OFFICE OF SELECTMEN  
TELEPHONE: 779-3411  
TOWN CLERK  
TELEPHONE: 774-9543  
ASSESSOR  
TELEPHONE: 774-5611  
TAX COLLECTOR  
TELEPHONE: 774-4072  
JUDGE OF PROBATE  
TELEPHONE: 774-5973

EASEMENT

The TOWN OF BROOKLYN, a political subdivision of the State of Connecticut, acting herein by its three Selectmen, duly authorized, hereinafter referred to as the Grantor, for the consideration of One and No/100 (\$1.00) Dollar received to its full satisfaction of PAUL G. SOREL and MAUREEN E. SOREL, both of the Town of Brooklyn, County of Windham and State of Connecticut, hereinafter referred to as the Grantees, do give, grant, bargain and confirm unto the said Grantees, their heirs and assigns, an Easement, bounded and described as follows;

A certain Easement on land owned by the Town of Brooklyn as shown on a plan entitled, "Improvement Location Survey Map prepared for Paul G. and Maureen E. Sorel - Wolf Den Road, Brooklyn, Connecticut - Scale: 1"=20' - date: January 1997 - Normandin & Associates, 154 South Main Street, Danielson, Connecticut", bounded and described as follows:

Commencing at an iron rod set in the easterly line of land of Paul G. & Maureen E. Sorel and Being N 05 degrees 12' 17" E from an iron rod at the southeast corner of land of said Sorels and the southwest corner of the Town of Brooklyn;

Thence N 05 degrees 12' 17" E, 82.00 feet to a point;

Thence S 79 degrees 26' 21" W. 39.92 feet to an iron rod in the easterly line of said Sorel's land, bounded easterly and northerly by the Town of Brooklyn;

Thence S 23 degrees 09' 48" E, 80.86 feet to an iron rod and the point of beginning.

The above described Easement is a Permanent Easement Area granted to Paul G. & Maureen E. Sorel their heirs and assigns for parking and for ingress and egress.

The Town of Brooklyn grants the right to erect and maintain a fence along the northerly side of the easement area.

Together with the right of ingress and egress across land of the town of Brooklyn from the above described easement area over the existing driveway to Route #169.

Together with the right to park in the abutting parking lot of the Brooklyn Town Hall only during non-business hours of said Town Hall.

Said Easement is to be used by the Grantees, their heirs and assigns for purposes of ingress and egress and parking.

IN WITNESS WHEREOF, the Town of Brooklyn, acting herein by

Donald S Francis, Maurice Bowen, Mark Kisby,  
has hereunto set its hand and seal this 1<sup>st</sup> day of May, A.D., 1998.

Signed, Sealed and Delivered  
in the presence of:

THE TOWN OF BROOKLYN

Maureen F. Hannon

Witness : Maureen Hannon

By: Donald S Francis  
First Selectman

Sherri Zurowski

Witness : Sherri Zurowski

By: Maurice F. Bowen  
Second Selectman

By: Mark Kisby  
Third Selectman

STATE OF CONNECTICUT )

) ss: Brooklyn

May 1, 1998

COUNTY OF WINDHAM )

Personally appeared Donald S Francis, First Selectman,  
Maurice Bowen, Second Selectman, Mark Kisby, Third  
Selectman, of the TOWN OF BROOKLYN, signers and sealers of the foregoing instrument,  
who acknowledged that they executed the same in the capacity and for the purposes therein  
stated, and that the same is their free act and deed before me.

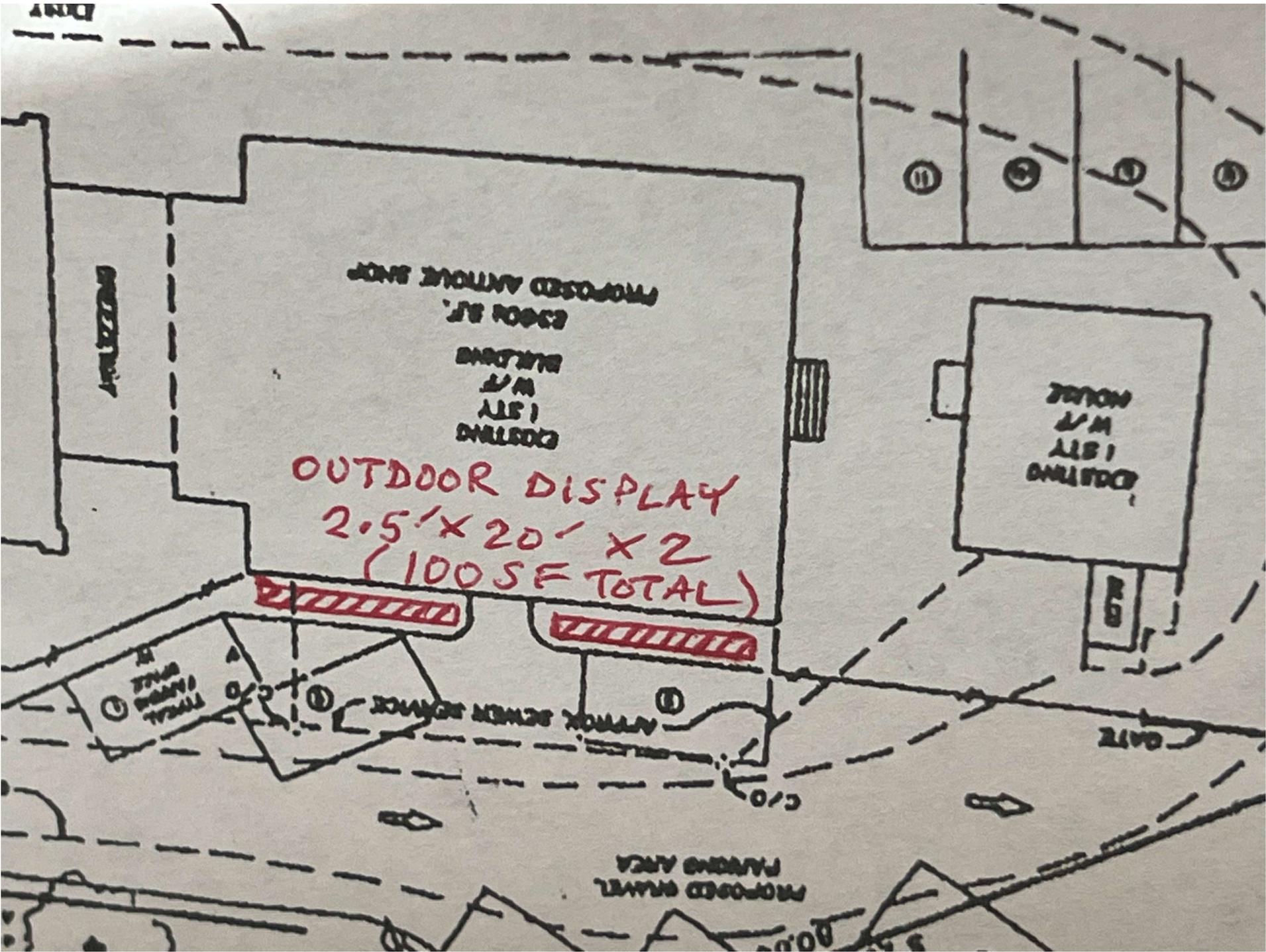
Grantee's Address:

Sherri Zurowski

8 Wolf Den Road  
Brooklyn, CT 06234

Commissioner of Superior Court  
Notary Public  
My commission expires: 4-30-2002

Received for record this 4<sup>th</sup> day  
of May, A.D. 1998 at 9:44 A.M.



PROPOSED ANTIQUE SHOP  
2300 S.F.  
BARTER BUILDING  
1/4  
1ST  
EASTING

OUTDOOR DISPLAY  
2.5' X 20' X 2  
(100 SF TOTAL)

BUILDING  
1/4  
1ST  
EASTING

BRICK BUILDING

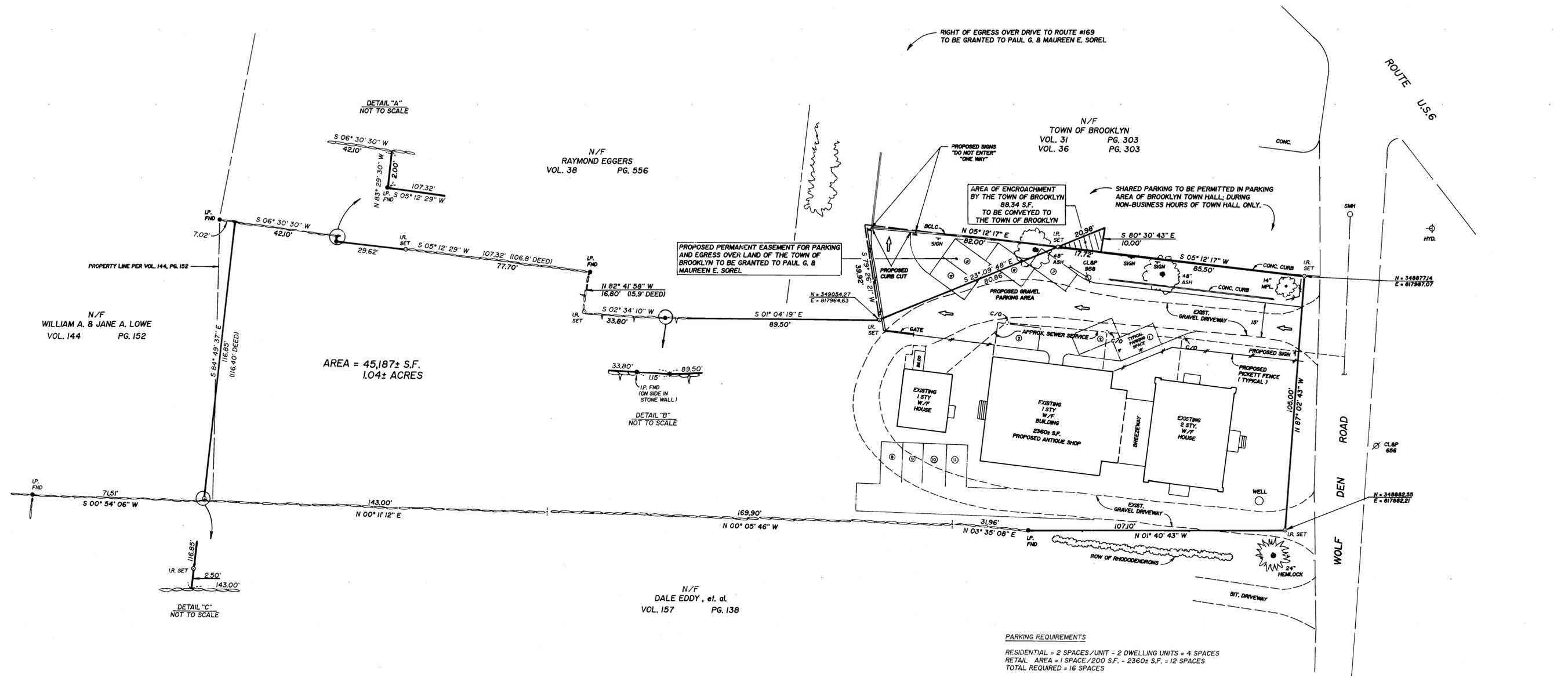
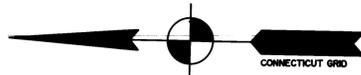
TYPICAL PARKING SPACE

APPROX. SEWER SERVICE

PROPOSED GRAVEL  
PARKING AREA

GATE

C/O



- NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS AN IMPROVEMENT LOCATION SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
  - CONNECTICUT STATE GRID COORDINATES ESTABLISHED FROM CGS STATION NO. 1343 (N=3487883.5, E=818104.761) AND CGS STATION NO. 4510 (N=347970.91, E=818177.61) LOCATED ON ROUTE #165 SOUTHERLY OF SITE.
  - REFERENCE IS MADE TO A MAP ENTITLED, "PLAN OF LAND TO BE CONVEYED TO TOWN OF BROOKLYN IN BROOKLYN, CONN. SCALE: 1"=40' OCT. 26, 1961. WILLIAM W. PIKE, SURVEYOR" FILED IN MAP BOOK NO. 3 PG. 45 OF THE BROOKLYN LAND RECORDS.

APPROVED BY THE TOWN OF BROOKLYN  
BOARD OF SELECTMEN  
*Donald J. Jones* 3/27/97  
FIRST SELECTMAN DATE

APPROVED BY THE TOWN OF BROOKLYN  
PLANNING & ZONING COMMISSION  
\_\_\_\_\_  
CHAIRMAN DATE

**PARKING REQUIREMENTS**  
RESIDENTIAL = 2 SPACES / UNIT - 2 DWELLING UNITS = 4 SPACES  
RETAIL AREA = 1 SPACE / 200 S.F. - 2360± S.F. = 12 SPACES  
TOTAL REQUIRED = 16 SPACES  
PROVIDED = 4 SPACES RESIDENTIAL ON SITE  
7 SPACES RETAIL ON SITE  
15+ SPACES RETAIL OFF SITE (PART-TIME SHARED PARKING)

*Rec'd for Record  
April 14, 1997 at 10:26 AM  
Edleen M. Theroux Clerk*

This drawing reproduced in accordance with state filing regulations. Process used:  
 Wash-off  Fixed-line photo  
Joseph Merritt & Company

REVISED 2/28/97

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*Charles N. Normandin, Jr.* 1/30/97  
CHARLES N. NORMANDIN, JR. CONN. L.S. NO. 13637 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

IMPROVEMENT LOCATION SURVEY MAP PREPARED FOR	
PAUL G. & MAUREEN E. SOREL	
WOLF DEN ROAD, BROOKLYN, CONNECTICUT	
SCALE: 1" = 20'	DATE: JANUARY 1997
NORMANDIN & ASSOCIATES 154 SOUTH MAIN STREET, DANIELSON, CONNECTICUT	
JOB NO: 9648	FIELD BOOK NO: 143
MAP NO: A-317	

FILED FOR RECORD  
1997 JAN 28 10:26 AM  
SOREL, PAUL G. & MAUREEN E.  
EDLEEN M. THEROUX  
CLERK

SPR - \$300.00  
State - \$60.00  
Publ - \$50.00  
\$410.00

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

RECEIVED

SEP 19 2023

Received Date \_\_\_\_\_  
Action Date \_\_\_\_\_

Application #SPR 23-006  
Check# 2083

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Vachon Brooklyn, LLC Phone \_\_\_\_\_  
Mailing Address 957 Washington St. Attleboro, Ma. Phone \_\_\_\_\_

Name of Owner same Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Engineer/Surveyor Killingly Engineering Associates  
Address Po Box 421  
Contact Person Norman Thibault Jr Phone 603-779-7349 Fax \_\_\_\_\_

Property location/address 512 Providence Road  
Map # 41 Lot # 14 Zone Planned Commercial Total Acres 5.942

Proposed Activity Proposed building addition

Change of Use: Yes \_\_\_\_\_ No  If Yes, Previous Use \_\_\_\_\_  
Area of Proposed Structure(s) or Expansion \_\_\_\_\_

Utilities - Septic: On Site \_\_\_\_\_ Municipal  Existing  Proposed \_\_\_\_\_  
Water: Private \_\_\_\_\_ Public  Existing  Proposed \_\_\_\_\_

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

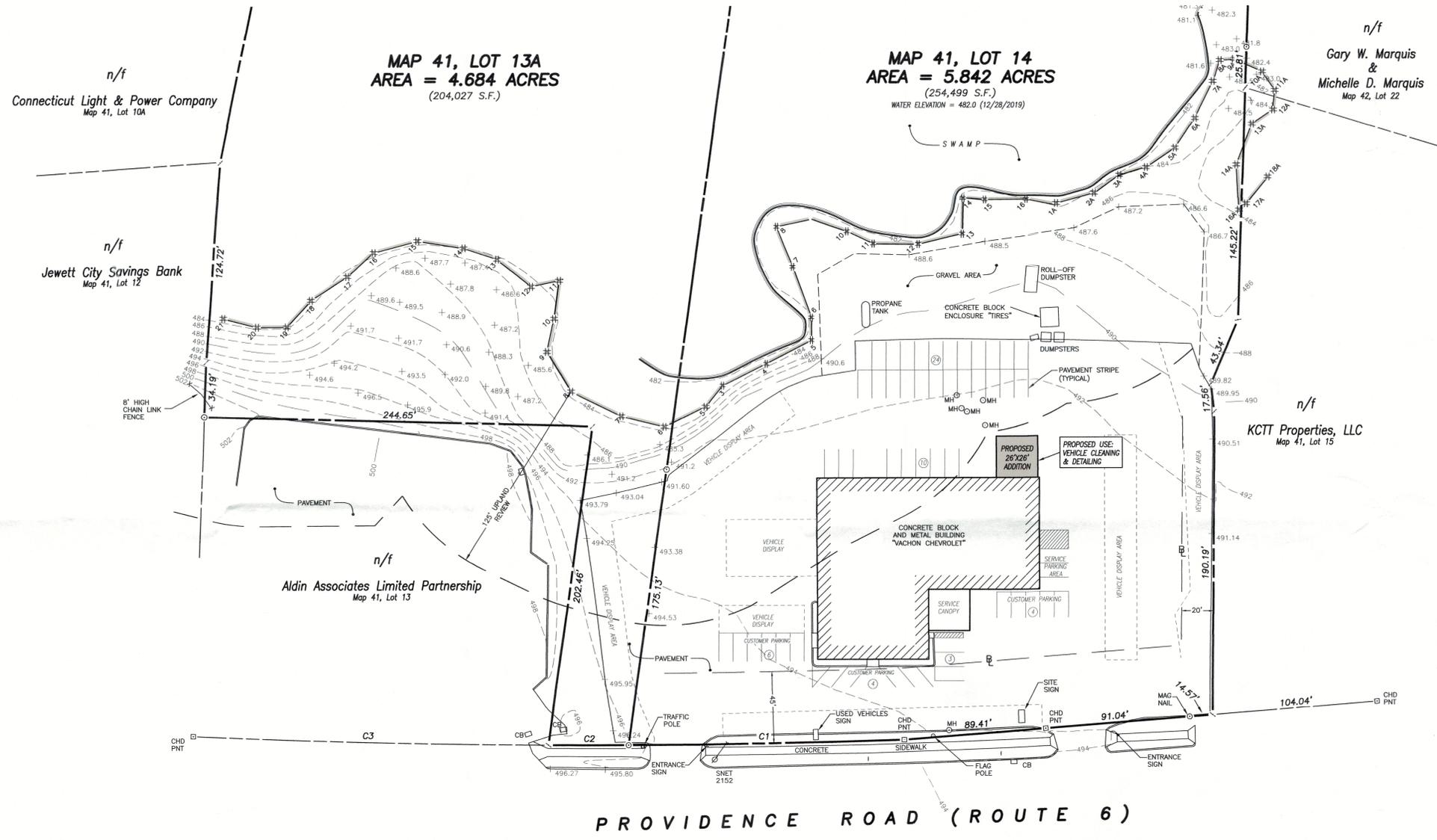
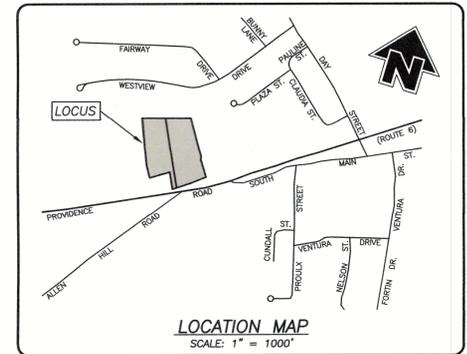
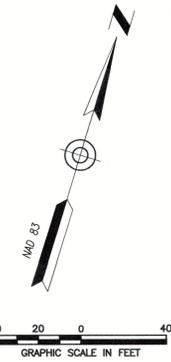
- Fee\$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans
- See also Site Plan Review Worksheet

Variances obtained \_\_\_\_\_ Date \_\_\_\_\_

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 8/8/23  
Owner: [Signature] Date 9/8/23

\* Note: Any consulting fees will be paid by the applicant



CURVE DATA		
C1	C2	C3
R = 5680.00'	R = 5680.00'	R = 5680.00'
D = 1°45'30"	D = 0°30'33"	D = 2°15'41"
L = 174.32'	L = 50.48'	L = 224.18'
CH = S 71°56'28" W 174.32'	CH = S 73°04'30" W 50.48'	CH = S 74°27'37" W 224.16'

- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; Amended October 26, 2018.
    - This survey conforms to a Class "A-2" horizontal accuracy.
    - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
    - Survey Type: Improvement Location Survey.
    - Boundary Determination Category: Resurvey
  - Zone = PC.
  - Owner of record:
    - Map 41, Lot 14 = Vachon Brooklyn, LLC, 957 Washington St., Attleboro, MA 02703, Volume 620, Page 163
    - Map 41, Lot 13A = Vachon Brooklyn, LLC, 957 Washington St., Attleboro, MA 02703, Volume 632, Page 114
  - Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in September 2019.
  - North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from actual field measurements of CGS Random Points B9262 and B9264.
  - Elevations shown are based on an assumed datum. Contours shown are taken from actual field survey. Contour interval = 2'.
  - Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

DATE	DESCRIPTION

PROVIDENCE ROAD (ROUTE 6)

ALLEN HILL ROAD

TABLE OF ZONING REQUIREMENTS		
ZONE = PLANNED COMMERCIAL		
	REQUIRED	PROVIDED
Lot Area	30,000 S.F.	254,499 S.F.
Front Yard Setback	45'	49.2'
Side Yard Setback	20'	109.6'
Rear Yard Setback	20'	554.9'
Building Height	40' Max.	20'
Impervious Coverage	65% Max.	31.6%

- LEGEND**
- ⊙ IRON PIN FOUND
  - ⊠ CHD MONUMENT FOUND
  - ⊡ CHD MONUMENT POINT
  - 4 SIGN
  - ⊕ UTILITY POLE
  - ⊞ CATCH BASIN
  - ⊙ MH MANHOLE
  - ⊙ SMH SANITARY SEWER MANHOLE
  - - - 100' - - - EXISTING CONTOURS
  - ⊥ INLAND WETLANDS FLAG
  - ⊥ BUILDING SETBACK LINE

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



*Norman Thibault, Jr.* 9/19/2023  
 NORMAN THIBAUT, JR., P.E. No. 22834 DATE

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

*Greg A. Glaude, L.S.* 9/18/2023  
 GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



IMPROVEMENT LOCATION SURVEY  
 SHOWING PROPOSED BUILDING ADDITION  
 PREPARED FOR  
**VACHON BROOKLYN, LLC**  
 512 PROVIDENCE ROAD (ROUTE 6)  
 BROOKLYN, CONNECTICUT

**Killingly Engineering Associates**  
 Civil Engineering & Surveying  
 114 Westcott Road  
 P.O. Box 421  
 Killingly, Connecticut 06241  
 (860) 779-7299  
 www.killinglyengineering.com

DATE: 9/06/2023	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 19129

K:\19129\Drawings\2023 - Building Addition\19129 2023 Building Addition.dwg Sep 18, 2023 - 8:02 PM

RECEIVED  
 SEP 19 2023

## **Margaret's Report 9/28/2023**

### **Zoning Permits issued:**

**329 Stetson Road – Billy Carver.** Converting an agricultural building to a dwelling: 3 bedrooms, 2 bathrooms, 1296 sf home, one level on slab.

**183 Barrett Hill Road – Ryan and Erica Murphy.** Construction of a new 10' x 12' garden shed and attached 10' x 10' greenhouse.

**362 Tripp Hollow Road – Bruno Dube.** Construction of a new 21' x 24' detached garage.

**186 Preston Road – John Salvador.** Deck for above-ground pool.

**8 Wauregan Road – A. Kausch & Sons.** Add new apartment and build out approved self-storage facility.

### **Final Certificates of Zoning Compliance issued:**

**92 Allen Hill Rd. – Troy Devolve.** New 15' x 26' above-ground swimming pool.

**365 Day Street – Jeffrey Weaver.** New single-family dwelling with attached garage and second story rear deck with stairs to the ground.

**Sign Permits issued: None.**

**Home Offices Documented: None.**

**ZBA Variances Granted: None.**

**Other Business: None.**

# Town of Brooklyn

## P&Z Budget FY24

From Date: 7/1/2023

To Date: 9/30/2023

Fiscal Year: 2023-2024

- Subtotal by Collapse Mask   
  Include pre encumbrance   
  Print accounts with zero balance   
  Filter Encumbrance Detail by Date Range  
 Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% 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. S	\$4,800.00	\$600.00	\$600.00	\$4,200.00	\$4,200.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Servic	\$10,000.00	\$580.00	\$580.00	\$9,420.00	\$0.00	\$9,420.00	94.20%
1005.41.4153.53200	Planning & Zoning-Professional	\$110.00	\$0.00	\$0.00	\$110.00	\$0.00	\$110.00	100.00%
1005.41.4153.53220	Planning & Zoning-In Service T	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Profes	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & P	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55800	Planning & Zoning-Transportati	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Suppli	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marsha	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
<b>Grand Total:</b>		\$18,410.00	\$1,180.00	\$1,180.00	\$17,230.00	\$4,200.00	\$13,030.00	70.78%

End of Report

# Town of Brooklyn

## Revenue Report

Fiscal Year: 2023-2024

From Date: 7/1/2023

To Date: 9/30/2023

- Subtotal by Collapse Mask     Include pre encumbrance     Print accounts with zero balance     Filter Encumbrance Detail by Date Range  
 Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$8,000.00)	(\$2,612.00)	(\$2,612.00)	(\$5,388.00)	\$0.00	(\$5,388.00)	67.35%
<b>Grand Total:</b>		(\$8,000.00)	(\$2,612.00)	(\$2,612.00)	(\$5,388.00)	\$0.00	(\$5,388.00)	67.35%

End of Report