TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Meeting Agenda
Tuesday, January 16, 2024 6:30 p.m.

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

MEETING LOCATION: **Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT**	
Click link below: **https://us06web.zoom.us/j/84765564828**	**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. **Election of Officers**
IV. **Seating of Alternates**
V. **Adoption of Minutes:** Meeting December 19, 2023
VI. **Public Commentary**
VII. **Unfinished Business:**
- **a. Reading of Legal Notices: None.**
- **b. Continued Public Hearings: None.**
- **c. New Public Hearings: None.**
- **d. Other Unfinished Business**:
  1. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.
  Awaiting Feb. 7 public hearing

VIII. **New Business:**
- **a. Applications:**
  1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company
- **b. Other New Business:**
  1. **Bond Release Request:** Brooklyn Sand & Gravel, LLC, Bond No. 106459414; Renewal Date February 10, 2024.

IX. **Reports of Officers and Committees**
- **a.** Staff Reports
  - **1.** Report of Margaret Washburn, ZEO.
- **b.** Budget Update
- **c.** Correspondence
  - **1.** Wetlands Notice of Approval: SUBD 23-002 KA&G Investments, Map 32 Lot 15: Wauregan Road and Gorman Road, R-30 Zone 14-lot resubdivision.
  - **2.** Wetlands Notice of Approval: SUBD 23-003 Tetreault Building Company, Map 23 Lot 38, Wauregan Road, RA Zone 7-lot subdivision.
- **d.** Chairman's Report
- **e.** Commissioner Training Updates

X. **Public Commentary**
XI. **Adjourn**

Michelle Sigfridson, Chairman

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Tuesday, December 19, 2023 6:30 p.m.

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

MEETING LOCATION: **Clifford B. Green Memorial Center, 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**
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MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:34 p.m.

II. **Roll Call –** Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Gil Maiato, Seth Pember and Lisa Herring (all present in person).
John Haefele was absent with notice.
Brian Simmons and Karl Avanecean were absent.

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

Also Present in Person: Greg Fisher; Daniel Blanchette, Nannette Bartels.
There were three additional people present in the audience.

Present via Zoom: Nicole Windland Fisher; Marilu Medina; Cirian; Heather; Margaret Washburn.

III. Seating of Alternates – None.

IV. Adoption of Minutes: Meeting December 6, 2023

Motion was made by C. Kelleher to accept the Minutes of the Meeting of December 6, 2023, as presented.
Second by G. Maiato.
Discussion: There was discussion regarding whether the two Alternate Members, Brian Simmons and Karl Avanecean, are still active or if they should be removed from the list. Mr. Tanner will find out and an updated list will be provided.
Motion carried unanimously by voice vote (6-0-0).

L. Herring stated, for the Record, that she had watched the entire recording of the last PZC meeting (December 6th) in preparation for tonight's meeting.

V. Public Commentary – None.

VI. Unfinished Business:

a. **Reading of Legal Notices:**
J. Roberson read aloud the Legal Notice for SP 22-007 mod.

b. **Continued Public Hearings:**

1. **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).

J. Roberson explained that the Applicant's draft language had been reviewed and discussed at the December 6th meeting and that she has since consulted with Town Attorney, Rich Roberts (Halloran & Sage) about additional language that she had drafted, per the discussion at the December 6th meeting, regarding the maximum number of guests and for how long. Ms. Roberson read aloud Attorney Robert's email response which she said she feels addresses the concern and, perhaps, similar concerns. Ms. Roberson explained that this is a special permit use and that a special permit is different from other forms of Zoning approval because not only does it have to meet the criteria, but the Commission also has to find that it is appropriate for the location. Ms. Roberson referred to Section 6.J of the Regulations – one of the application requirements for a Special Events Special Permit is to state the anticipated number and duration of events. She noted that this Zoning Regulation change would not pertain to just one location in Town. Ms. Roberson explained that the Commission could limit to three days, they could add additional criteria to the number of guests (must be in compliance with building code, health code, fire safety code, but she feels this would be redundant as these codes are applicable anyway).

There was discussion. C. Kelleher suggested doing the same thing as with the maximum number of people, which she feels would be the easiest thing to do. She said that it may vary. Agreement was expressed from the Commission. Ms. Roberson asked if it would still be limited to those attending the event. Ms. Sigfridson stated that it would. Changes to the language were suggested. Ms. Roberson read aloud the suggested language for Section 9 including all of the changes: "An Event Facility may include the accommodation of overnight guests, limited only to those attending the event, and only for the duration of the events specified in the special permit application. The maximum number of overnight guests shall be subject to a finding by the Planning and Zoning Commission that the number is appropriate for the location and neighborhood. An employee of the venue must be at the property at all times." Agreement was expressed from the Commission.

Discussion continued: Ms. Kelleher asked, although a Special Events Facility could be approved in any zone, whether the Commission could decide that a particular zone is just not appropriate. Ms. Roberson stated that the Commission could do that and the reasons would need to be specified, for the Record.

COMMENTS FROM THE PUBLIC: Comments may be heard in their entirety, as well as the entire meeting, by calling the First Selectman's Office and requesting the Zoom link:

- **Jackie Igliozzi**, Woodward Road, voiced concern that the NDDH does not specify this type of facility. She said that they would need to be contacted. She also asked about the purpose/function of the employee on site.

  Regarding an employee being present, M. Sigfridson explained that it is a representative of the Owners and would limit any disturbances. A. Tanner added that it would be a contact person in case something happens. There was discussion regarding how the employee would be identifiable to the public/neighbors.
  Greg Fisher explained that, in his case, either he or his wife, Nicole, would be present to ensure that the terms of the special permit are being honored. There was discussion regarding possibly adding language.
- **Matt Allen**, 105 Christian Hill Road, voiced concern regarding how it would be enforced.

There was discussion. Depending on the issue, the appropriate party could be called: Owner of the Facility; Wedding Planner; Police, Fire Department or Zoning Enforcement Officer.

Nicole Fisher (via Zoom) noted that when you go to a restaurant or any place of business and you are upset about something, you would usually ask to speak with the Manager. She feels that it wouldn't be any different than that. She said that it is in their application that it is a requirement that the planning team be on-site.

Ms. Roberson suggested that the language, as was presented, makes a really important distinction between an event facility and a regular, single-family house that somebody put up on Air B&B. She explained that with the typical model for Air B&B, you're renting the house and the owner may not be around at all and no employee on-site. She explained that we don't put personal details or contact information into Zoning Regulations. A responsible party on-site is not so that people can call them specifically, it is just so that it is known how they are supposed to be operating. This would be conditional on their permit. If a policeman finds that there is not an employee on-site, it would get back to Zoning Enforcement and could be evidence to revoke a special permit if they are not abiding by the conditions. She feels that the language, as it is, is appropriate for the type of venue. It helps extinguish it between other types of venues that we don't want to include. Ms. Kelleher and Ms. Sigfridson stated agreement.

- **Jackie Igliozzi** commented that she feels someone specific should be identified, such as a facility manager with a description of what they are supposed to do.

  Greg Fisher explained that protocol has been stated.

There were no further comments.

Motion was made by C. Kelleher to close the public hearing for **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

c. **New Public Hearings:**
   1. **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)

      Daniel Blanchette, Licensed Civil Engineer, represented the Applicants and gave an overview of the changes. Plans (revision date December 4, 2023) were included in packets to Commission Members and were displayed as discussed.
      - Mr. Blanchette explained that the special permit had been approved earlier this year for this same property. The biggest change is that they decided to move the parking lot. They are proposing to lengthen the driveway and to construct the parking lot behind the barn about 700 feet from the road. He explained that it will be much better for the neighborhood, everything is more screened from the road and from adjacent houses, less noise and light pollution, no large retaining walls which could be a safety issue. Driveway location is not proposed to be changed (first 1,500 feet not being changed).
      - Not changing the use, total number of guests or ceremony area.

- Mr. Blanchette orientated and explained the site plan. Long driveway that will wrap around, 40-car parking lot, access path down to the lower field so people can bring in temporary tent material.
- They are proposing a couple changes in the lower field: 1) to flatten a portion of the lower field, raise it up about two feet so it will be more of a level area for the guests; 2) to construct a pond in the lower field, partially for aesthetics and partially to provide fill for some of the other construction projects (less trucks on the road importing/exporting material).
- Received IWWC approval.
- Mr. Blanchette displayed Sheet 2 of the Plans and explained how the first portion of the driveway is to drain into a swale which will, then, be directed into some pipes and catch basins which will discharge into the field.

  Regarding Drainage, Mr. Blanchette explained about the steep hillside, Group C soils (very silty and don't infiltrate well) so stormwater is a big concern. He explained about the drainage pattern. He said that Town Engineer, Syl Pauley has reviewed the plans and there are two issues that are not totally resolved:
  - Water Quality Volume – Mr. Blanchette explained that he submitted Water Quality Volume Calculations to Mr. Pauley who assumes it was going to be paved, but it is going to be gravel and/or pea stone. He explained that it was a very conservative calculation of an estimated 86 percent of the required water quality volume. Mr. Blanchette provided an updated Water Quality Volume Calculation and explained that the gravel driveway and parking area is 80 percent impervious. They are now providing 122 percent of the Water Quality Volume. Mr. Blanchette stated that he is very confident that they are meeting that requirement.
  - Groundwater – Mr. Blanchette explained that they dug four test pits and he said that he is very confident that his drainage system is going to function property. He explained that a small amount of the basins could be in the water table a few inches, but the bottom of the basins don't have as much volume as the top. He doesn't see is as being a concern. He feels it is appropriate for the following reasons: The site is going to be 99 percent pervious; it is about 800 feet (vegetated buffer) from the property line with Blackwell Brook. He said that this was discussed with the IWWC and they were satisfied.
- Mr. Blanchette displayed the last sheet of the plans and explained about the ceremony area which is not being changed, but they included some information per advise of the Town.
- Mr. Blanchette explained that they corrected some typos on the landscaping plan (regarding trees matching schedule).

COMMENTS FROM STAFF:

- J. Roberson stated that a response has not been received from Syl Pauley regarding the latest changes.
- Ms. Roberson commented that due to the recent storm, the Town's server was down, therefore, she was unable to provide the draft motion for this Application. She explained she had prepared a modified version of the previous motion.
- Ms. Roberson commented that she does not have any concerns about this design if Mr. Pauley is satisfied that it meets the stormwater management requirements of our Zoning Regulations Section 7.H. She explained that the Applicants have gone above and beyond by taking an entire approved plan and redesigning it to preserve the scenic integrity of the site. She

recognizes that moving the parking lot creates different impacts: it is closer to wetlands and it is on a slope. She said that the significant redesign of the parking is to protect what is there and it will be an enhancement of the facility, particularly, leveling the tent area.

Mr. Blanchette explained that the plans are dated December 4th and they were submitted to Mr. Pauley on that same day and that Mr. Pauley's latest communication was on December 11th and there are two outstanding issues. He stated that if the Commission feels that he needs to tweak the drainage to satisfy Mr. Pauley, he asked that it be a condition of approval as they are hoping to receive approval at this meeting. He explained that making the change to raise the basins 6 or 12 inches (which is what Mr. Pauley would ask for) would create a bigger impact to the wetlands (drainage design vs wetlands impacts) and he would have to go back before the IWWC. He feels that it is a small technical detail that he and Syl can work out.

There was discussion. Ms. Roberson explained that Mr. Pauley had said that he would review it tomorrow. Ms. Roberson also explained that the Commission should never condition an approval based on someone else's approval some time in the future. Third party conditions are not acceptable procedure.

There was more discussion regarding elevations, the grade, the basins and the test pits.

There was discussion regarding what should be included in the motion to approve. There was discussion regarding whether Condition #1 of the original approval (March 2023) regarding no overnight accommodations could be changed as part of this modification. Ms. Sigfridson noted that overnight accommodations is not mentioned in this Application and she stated that she does not feel comfortable making changes regarding overnight accommodation requirements, based on this Application. Mr. Blanchette stated that he had not involved in the overnight aspect. There was discussion regarding the need for the Applicant to submit a separate application regarding overnight accommodations. Mr. Fisher explained that the intent for this Application was for the parking lot and they understand that it may take longer. There was agreement expressed by Commission Members that separate applications would be best.

Ms. Roberson stated that the Commission could continue this public hearing and that it can be re-noticed if there is a concern that the public notice was not detailed enough. It would also give a chance for the Town Engineer to review the stormwater design (high water table). Ms. Roberson explained that it was her impression that the Applicants wanted to include overnight accommodations in this Application and she apologized that it was not mentioned on the agenda. Greg and Nicole Fisher explained that their goal was to have the zoning change approved knowing that they would need to come back before the Commission regarding overnight accommodations.

Ms. Sigfridson asked if the Applicants' preference would be to treat them separately if it means possibly be able to deal with the parking lot issue more expeditiously. Mr. Fisher stated "yes."

There was more discussion regarding Syl Pauley concerns regarding stormwater (IWWC vs. PZC). Ms. Roberson commented that the review process by the Engineer is an important sign-off to have in place before taking action. Ms. Sigfridson asked about the water quality volume calculations. Mr. Blanchette explained about the latest revision. He said that he is confident that they are meeting the water quality volume. Mr. Blanchette explained that he an Mr. Pauley have different opinions regarding the catch basins. Ms. Roberson stated, for the Record, that Mr. Pauley's review comments were included in packets to Commission Members.

Ms. Sigfridson commented, for the Record, that Syl Pauley is very conservative in detail and she referred to, and read aloud from, his letter dated December 11, 2023, regarding underdrains being removed from the stormwater basins. Mr. Blanchette explained about a French drain (perforated pipe) that he had designed uphill from the tent area. Regarding Mr. Pauley's comment about groundwater near the basins, Mr. Blanchette explained that he thought Mr. Pauley was objecting to them so he removed them. Ms. Sigfridson asked Mr. Blanchette which is the better design, to which, he replied that he does not think they are needed.

Mr. Tanner stated that the pond is only about six feet deep. Mr. Blanchette agreed. The material is to be used to level the tent area which he feels will be sufficient for that pedestrian area. The first level is to be about a foot of topsoil.

Mr. Pember stated that he is not happy with the high watermarks on the drainage basins, but he noted that he is not an engineer. He stated that he feels that the public hearing should be closed. Mr. Fitzgerald stated concern regarding whether it would need to go back to IWWC if the drainage is changed and impacts the wetlands.

Discussion continued regarding continuing the public hearing vs. closing the public hearing. Mr. Fisher explained that he would prefer that it be closed. There was discussion regarding drafting a motion to approve.

There were no comments from the public.

Motion was made by A. Fitzgerald to close the public hearing for **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)**.**
Second by S. Pember. No discussion.
Motion carried by voice vote (5-0-1). G. Maiato abstained.

d. **Other Unfinished Business**:
    1. **ZRC 23-007:** Zoning Regulation Change regarding overnight accommodation for Special Events Facilities (Sec. 6.J.3).

Motion was made by S. Pember to approve the proposed zoning regulation change ZRC 23-007 as revised with the finding that it meets the intent of the Zoning Regulations and is consistent with the Plan of Conservation and Development. The regulation will become effective 15 days from the publication of the legal notice.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

2. **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)

   M. Sigfridson stated that this is just regarding the parking issue.

   There was discussion regarding drafting a motion.

Motion was made by A. Fitzgerald to approve the modified application, **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)**,** in accordance with the submitted plans, to include all of the previous conditions of approval as approved by the Commission on March 21, 2023.
Second by G. Maiato. There was discussion regarding that the Applicant would need to apply for another modification to change Condition #1, of the previous approval, regarding overnight accommodations.
Motion carried unanimously by voice vote (6-0-0).

VII. New Business:

a. **Applications:**

1. **SPR 23-008:** Site Plan Review for Small Solar Energy Systems (roof mount) at 99 Pomfret Road, Village Center Zone, Applicant: Venture Home Solar.

   Marilu Medina (via Zoom) represented the Applicant and gave an overview. Nannette Bartels, property owner, was present in the audience.

   - Total of 19 panels.

   J. Roberson stated that the site plan was included in packets to Commission Members and she displayed the property (street view) on Google Earth. The house is a 1950's ranch with a massive hedge in the front. It is not in the Historic District. There is a shared driveway entrance. Ms. Roberson asked if the owner had given an consideration to moving the solar panels to the western aspect of the roof.

   Ms. Medina explained that the Engineer considered the structure of the house, weight of the panels and what side(s) would be best for the sun exposure. There are five panels in the front, six in the back and eight on one side.

   Nannett Bartels explained that the western side of the roof is shaded by a big Norway spruce and there is a row of spruce trees further up the hill that also block the sun on that side.

   Ms. Roberson read aloud language from the Regulations standards in the Village Center Zone for small solar energy systems. There was discussion regarding whether panels are reversible. Ms. Roberson stated that she feels that they are all reversible – if they go on, they can come off. There was discussion regarding visibility from the road. Ms. Sigfridson explained that, in the VCZ, it is within the PZC's discretion to decide on a case-by case-by-case basis whether it is appropriate or not. There was discussion regarding people who have solar panels installed without getting a permit.

   Agreement was expressed by Commission Members that it would not detract from the character of the site.

Motion was made by C. Kelleher to approve the small solar energy system at 99 Pomfret Road (SPR 23-008) with the finding that it meets the criteria of Sec. 6.N and Sec. 4.A.5.4.12.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

2. **SD 23-002:** Fourteen-lot resubdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1), Applicant: KA&G Investments, LLC.

   Ms. Sigfridson explained that there was a preliminary discussion at the December 6th meeting.

   Ms. Roberson recommended that the public hearing be opened on February 7th. Ms. Sigfridson asked that it be referred to the Conservation Commission to get input prior the February 7th meeting of the PZC.

Motion was made by S. Pember to schedule a public hearing on the fourteen-lot subdivision including 18.2 acres on Wauregan Road and Gorman Road (Map 32, Lot 15-1) for February 7, 2024 at 6:30 pm at 69 South Main Street Brooklyn and via Zoom.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

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

VIII. Reports of Officers and Committees

a. Report of Margaret Washburn, ZEO. (Report dated November 28, 2023 was included in packets to Commission Members.)
   Ms. Washburn asked if there was going to be someone from NECCOG that will be helping as this will be Ms. Roberson's last meeting.
   Mr. Tanner explained that he expects to find out soon if the Applicant will be accepting the position. Mr. Tanner has spoken with NECCOG in case there is a need.

   There were no questions from the Commission for Ms. Washburn.

IX. **Public Commentary –** None.

X. Adjourn

M. Sigfridson adjourned the meeting at 8:23 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

RECEIVED
DEC 27 2023
By

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____ Application # SD 23-003
Check # 282 $2,210.00

APPLICATION FOR SUBDIVISON/RESUBDIVISION

Name of Applicant TETREAULT BUILDING COMPANY Phone 860 377-7533
Mailing Address 25 MAIN ST STE 2, PUTNAM CT
Applicants Interest in the Property OWNER

Property Owner TETREAULT BUILDING COMPANY Phone 860 377-7533
Mailing Address 25 MAIN ST STE 2, PUTNAM, CT

Name of Engineer/Surveyor ARCHER SURVEYING LLC
Address 18 PROVIDENCE RD, BROOKLYN CT
Contact Person PAUL ARCHER Phone 860 779-7776 Fax

Name of Attorney
Address
Phone Fax

Subdivision ✓ Re subdivision
Property location WAREBAN ROAD - RT 205
Map # 23 Lot # 38 Zone RA Total Acres 15± Acres to be Divided 15±
Number of Proposed Lots 7 Length of New Road Proposed 435' PRIVATE
Sewage Disposal: Private ✓ Public
Note: Hydrological report required by Section 11.6.2
Length of new Sewer proposed: Sanitary Storm
Water: Private Public

Is parcel located within 500 feet of an adjoining Town? N/O

The following shall accompany the application when required:
4.2.2 **Fee $** **State ($60.00)** 4.2.3 Sanitary Report 4.2.5, 3 copies of plans
4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
4.2.6 Erosion & Sediment Control Plans
4.2.7 Certificate of Public Convenience and Necessity
4.2.8 Applications filed with other Agencies

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

Applicant: Mark A Tetreault Date 12-26-23

Owner: Mark A Tetreault Date 12-26-23

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

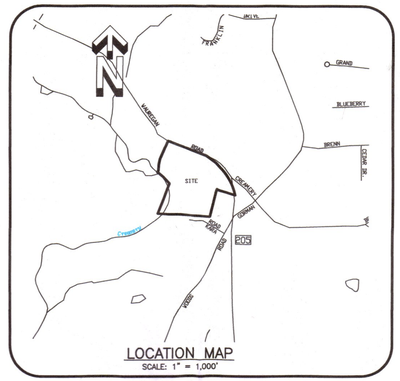
7 LOT SUBDIVISION

PREPARED FOR

Tetreault Building Company

Wauregan Road - Route #205
Brooklyn, Connecticut

October 27, 2023
Revised: December 18, 2023
December 28, 2023



LOCATION MAP
SCALE: 1" = 1,000'

PREPARED BY

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

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

Certified Soil Scientist

Any Changes to These Plans Within 200' of Wetlands or Watercourses must be Resubmitted to the Brooklyn Inland Wetlands Commission.

The Applicant will contact the Brooklyn Inland Wetlands Commission or its agent after all erosion and sediment control measures are installed, prior to any construction or excavation on the property.

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

Expiration date per section 8.26C of the Connecticut General Statutes. Date: _____

APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

CHAIRMAN DATE

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

INDEX OF DRAWINGS

Final approved 1/9/24

Notes

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

- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary
  Original on Proposed Boundary
- Intent: 7 Lot Conservation Subdivision

2. Total Area of Subdivision = 6.53 Acres

3. North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.

4. Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System

5. Topographic features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-D", Contour Interval=2, Vertical Datum = Approx. NAVD 88.

6. Zone = RA

7. Parcel is shown as Lot #38 on Assessor's Map #23

8. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area

9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in February 2023

10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base Mapping

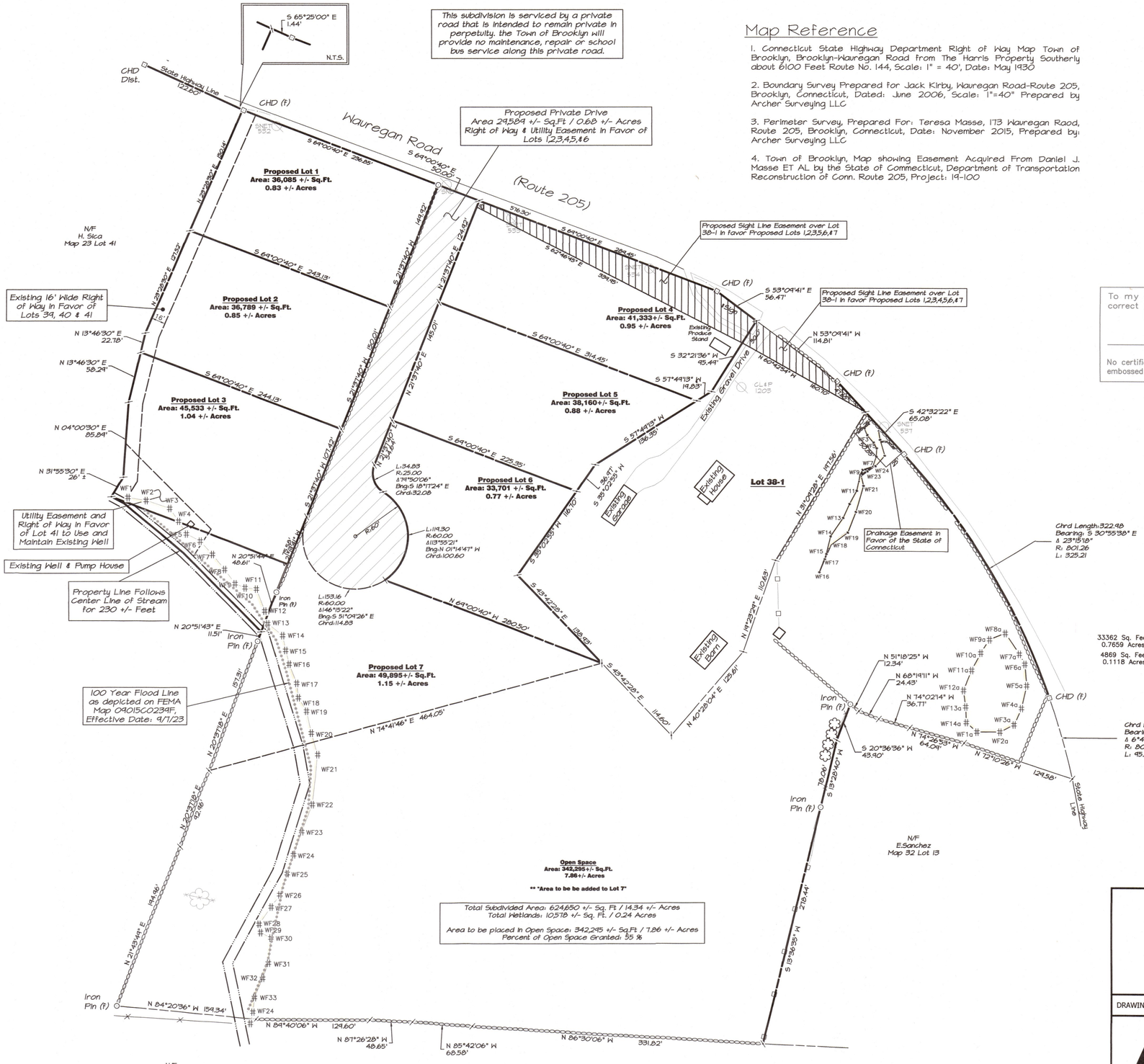
11. Parcel does not lie within an aquifer protection area

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

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

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- TREELINE
- SOIL LINE
- 100 YEAR FLOOD LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE (CL&P 1645)



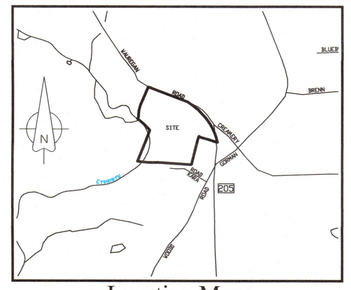
Map Reference

1. Connecticut State Highway Department Right of Way Map Town of Brooklyn, Brooklyn-Wauregan Road from The Harris Property Southerly about 6100 Feet Route No. 144, Scale: 1" = 40', Date: May 1930

2. Boundary Survey Prepared for Jack Kirby, Wauregan Road-Route 205, Brooklyn, Connecticut, Dated: June 2006, Scale: 1"=40" Prepared by Archer Surveying LLC

3. Perimeter Survey, Prepared For: Teresa Masse, 173 Wauregan Raod, Route 205, Brooklyn, Connecticut, Date: November 2015, Prepared by: Archer Surveying LLC

4. Town of Brooklyn, Map showing Easement Acquired From Daniel J. Masse ET AL by the State of Commecticut, Department of Transportation Reconstruction of Conn. Route 205, Project: 19-100



Location Map

SCALE
1000 0 1000
1" = 1000 FT

To my knowledge, this map is substantially correct as noted hereon.

Frank A. Archer, L.S. #70013 — 11/29/2023

STATE OF CONNECTICUT · FRANK A. ARCHER · No. 70013 · LAND SURVEYOR

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

Subdivision Plan

Prepared For:
Tetreault Building Company
Wauregan Road - Route #205
Brooklyn, Connecticut

DRAWING SCALE: 1"=60' (0 30 60 120)

REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.
12/28/23	Misc.

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

KWP associates — SURVEYING · ENGINEERING · SITE PLANNING

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

Sheet No.	Project No.	Date:
2 OF 9	AS.2223	October 27, 2023

Notes

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

- This Survey conforms to a Class "A2" Horizontal Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Boundary
  Original on Proposed Boundary
- Intent: 7 Lot Conservation Subdivision

2. Total Area of Subdivision = 6.53 Acres

3. North Orientation Depicted Hereon is approximate North American Datum 1983 (NAD83), Based on Global Positioning System Observation.

4. Vertical Datum Depicted Hereon is Approximate North American Vertical Datum 1988 (NAVD88) Based on Global Positioning System

5. Topographic features depicted were taken from NOAA Lidar Data and conforms to Topographic Accuracy Class "T-D", Contour Interval=2', Vertical Datum = Approx. NAVD 88.

6. Zone = RA

7. Parcel is shown as Lot #38 on Assessor's Map #23

8. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area, Map 09015C0234F, Effective Date: 9/1/23

9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist in February & December of 2023

10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base Mapping

11. Parcel does not lie within an aquifer protection area

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

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

Soil Data:

13	Walpole sandy loam
38C	Hinckley loamy sand
108	Saco silt loam, frequently ponded
701A	Ninigret fine sand loam

This subdivision is serviced by a private road that is intended to remain private in perpetuity. the Town of Brooklyn will provide no maintenance, repair or school bus service along this private road.

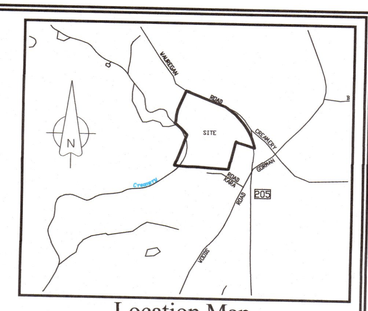
Map Reference

1. Division of Property, First Time Split Prepared For Tetreault Building Company llc, 173 Wauregan Road "Route 205", Brooklyn, Connecticut, Scale: 1" = 60', Date: June 1, 2023, Prepared by: Archer Surveying LLC

1. Connecticut State Highway Department Right of Way Map Town of Brooklyn, Brooklyn-Wauregan Road from The Harris Property Southerly about 6100 Feet Route No. 144, Scale: 1" = 40', Date: May 1930

2. Boundary Survey Prepared for Jack Kirby, Wauregan Road-Route 205, Brooklyn, Connecticut, Dated: June 2006, Scale: 1"=40" Prepared by Archer Surveying LLC

3. Perimeter Survey, Prepared For: Teresa Masse, 173 Wauregan Raod, Route 205, Brooklyn, Connecticut, Date: November 2015, Prepared by: Archer Surveying LLC

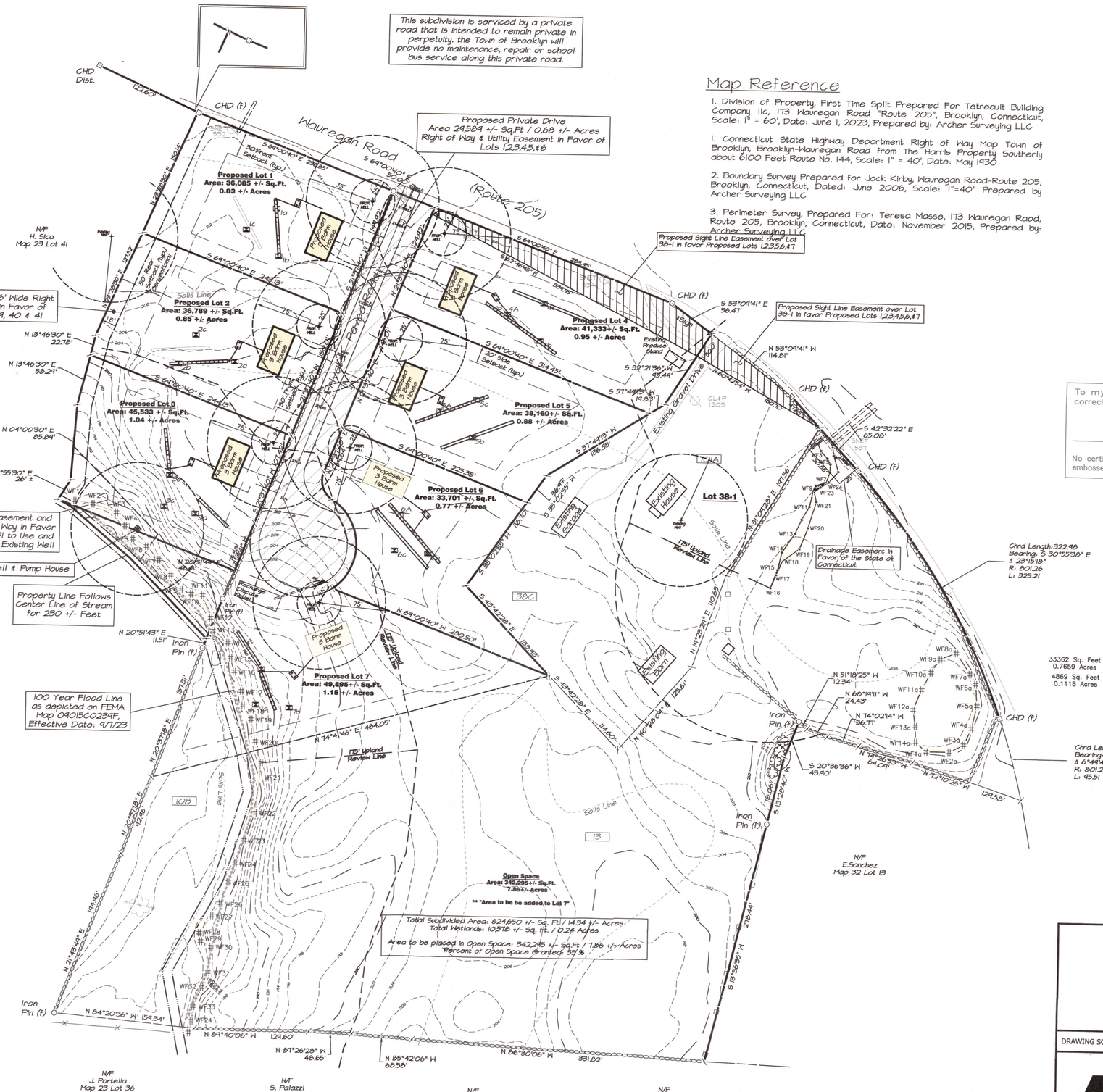


Location Map

SCALE

1000 0 1000

1" = 1000 FT



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- TREELINE
- SOIL LINE
- 100 YEAR FLOOD LINE
- 100 — EXISTING INDEX CONTOUR
- 100 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- CL&P 1645 — UTILITY POLE
- 108 — SOILS TYPE

DAVID A. SMITH, P.E. #14173 — 11/29/2023 DATE

NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief this map is substantially correct as noted hereon.

PAUL M. ARCHER — REGISTERED LAND SURVEYOR — CONNECTICUT — No. 70013

Paul M. Archer L.S. #70013 — 11/29/2023

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

Site Development Plan

"7 Lot Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

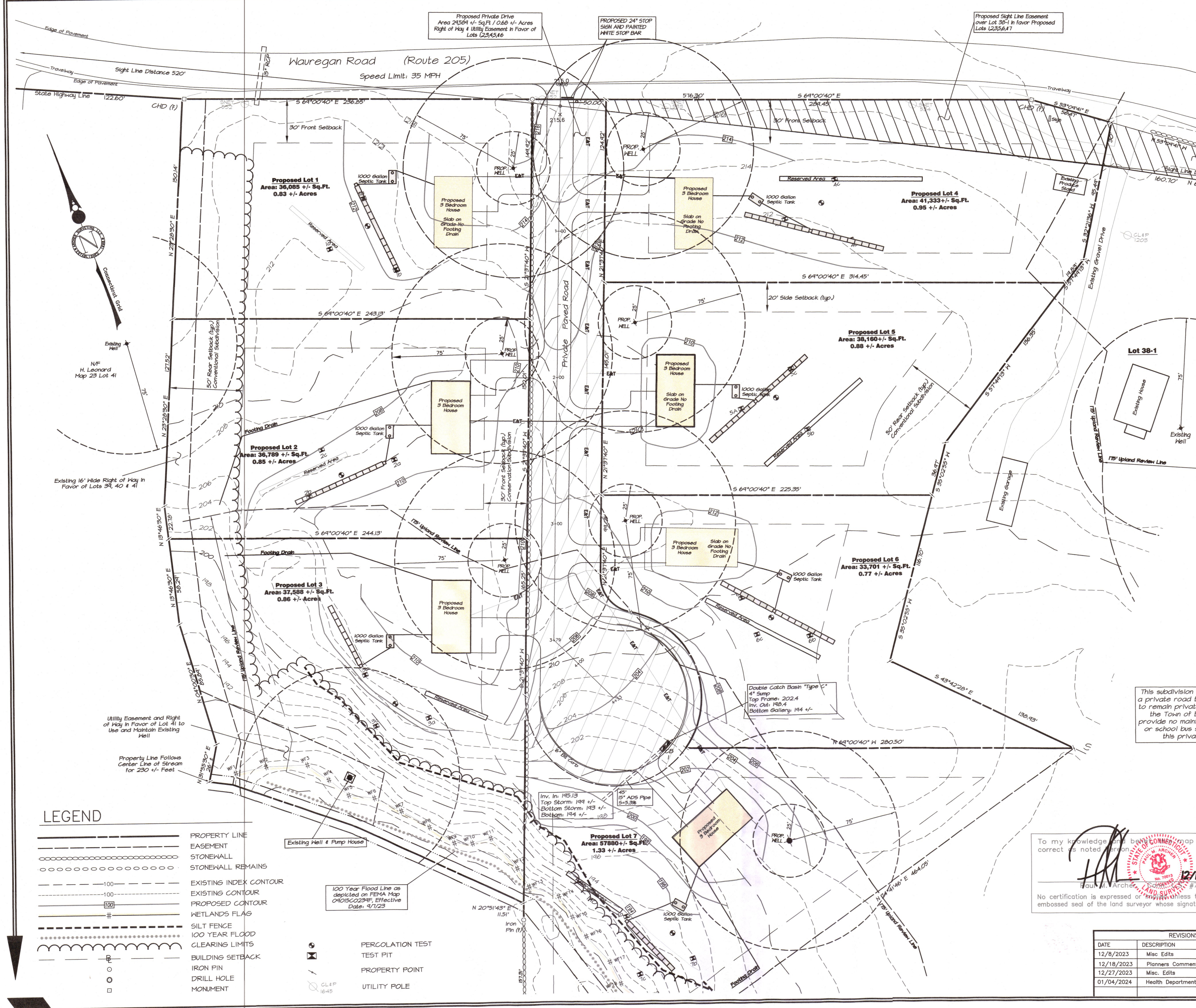
Brooklyn, Connecticut

DRAWING SCALE: 1"=60' — 0 30 60 120

REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.
12/28/23	Misc.

ARCHER Surveying L.L.C.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921
KWP associates — SURVEYING - ENGINEERING - SITE PLANNING
LOUIS J. SOJA, JR. — LAND SURVEYING-LAND PLANNING

Sheet No.	Project No.	Date:
3 OF 9	AS 2223	October 27, 2023



This subdivision is serviced by a private road that is intended to remain private in perpetuity. the Town of Brooklyn will provide no maintenance, repair or school bus service along this private road.

Notes

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

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9. Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist February & December 2023.

10. There are not known endangered species or species of special concern on the subject property June 2023 Natural Diversity Data Base Mapping

11. Parcel does not lie within an aquifer protection area

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

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

15. Sight Line was taken: 15' off the travel Way & at 40" height

This subdivision is serviced by a private road that is intended to remain private in perpetuity. the Town of Brooklyn will provide no maintenance, repair or school bus service along this private road.

Archer Surveying LLC
18 Providence Road Brooklyn Connecticut
12/18/2023
DAVID A. SMITH, P.E. #14173 DATE
NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief this map is substantially correct as noted hereon.
12/18/2023
Paul M. Archer, Conn. L.S. #70013
No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

STATE OF CONNECTICUT PAUL M. ARCHER No. 70013 LICENSED LAND SURVEYOR

Subdivision Plan

Prepared For:
Tetreault Building Company
Waruegan Road - Route #205
Brooklyn, Connecticut

DRAWING SCALE: 1"=30' 0 15 30 60

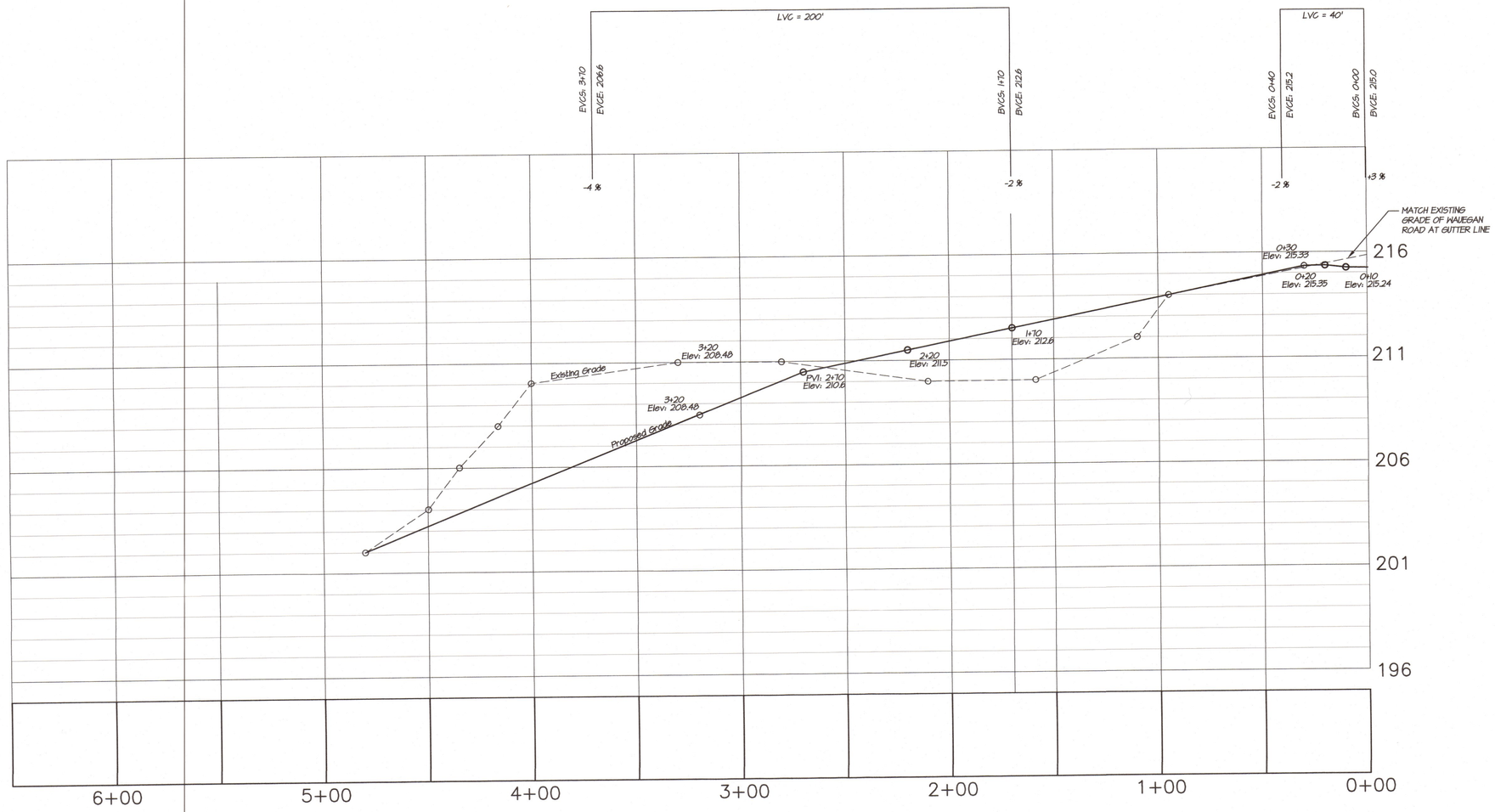
ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING

LOUIS J. SOJA, JR
LAND SURVEYING-LAND PLANNING

REVISIONS	
DATE	DESCRIPTION
12/8/2023	Misc Edits
12/18/2023	Planners Comments, Revised Road Design
12/27/2023	Misc. Edits
01/04/2024	Health Department Comments

Sheet No. 4 OF 9 | Project No. AS 2223 | Date: October 27, 2023



ROADWAY PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

Archer Surveying LLC
18 Providence Road, Brooklyn, Connecticut

DAVID A. SMITH, P.E. 14173 — DATE 12/18/2023

NOT VALID UNLESS SEAL IS AFFIXED HERETO

Subdivision Plan

Prepared For:
Tetreault Building Company
Wauregan Road - Route #205
Brooklyn, Connecticut

REVISIONS	
DATE	DESCRIPTION
12/18/23	Road Redesign
12/28/23	Misc.

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

KWP & associates
SURVEYING - ENGINEERING - SITE PLANNING

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

Sheet No.	Project No.	Date:
5 OF 9	AS 2223	October 27, 2023

EROSION AND SEDIMENT CONTROL PLAN:

RESPONSIBLE PARTY:

Tetreault Building Company

PRIVATE ROADWAY CONSTRUCTION SEQUENCE:

1. Field stake proposed clearing limits and the roadway centerline. Staking shall be done by a licensed surveyor.
2. Contact CALL BEFORE YOU DIG at 1-800-922-4455 prior to the start of any excavation work on the site.
3. Hold a preconstruction meeting prior the start of work. Those present shall include the Town Representativ, property owner and general contractor.
4. Install a stabilized construction entrance where vehicles will be entering Wauregan Road. The construction entrance shall be maintained throughout site construction to prevent tracking of sediment onto Wauregan Road.
5. Cut any trees required for the roadway and drainage system construction.
6. Install perimeter erosion and sediment controls (silt fence or staked haybales).
7. Grub stumps and remove stone walls as necessary for roadway construction. Stumps shall be stockpiled in an upland area or removed from the site. No burying of stumps shall be permitted. Stones should be stockpiled on site for use in final landscaping or removed from the site.
8. Strip topsoil within the roadway limits and stockpile on site for reuse. Stockpiles shall be protected with a perimeter erosion control system. A vegetative cover may be required if stockpiles will remain for extended periods.
9. Cut and fill the roadway to establish the required subgrade elevations.
10. Install the proposed drainage system beginning with the recharge dissipate outlet and proceeding in an northerly direction to the double catch basin at the end of the proposed Road. Catch basin grates shall be protected with Silt-Sack or similar protective measures to prevent excessive sedimentation of the drainage system.
11. Install bank run gravel subbase and processed gravel base.
12. Place topsoil and grade all side slopes to within 2' of the proposed curbing.
13. Install bituminous concrete binder course.
14. Install curbing.
15. Place topsoil in remaining disturbed areas and seed and mulch all disturbed areas.
16. Install the final course of bituminous concrete pavement.
17. Following permanent stabilization of disturbed areas, the drainage system system shall be cleaned of excessive sediment. Sediment shall be disposed of in upland areas. Temporary erosion and sediment controls shall be removed and properly disposed of when no longer required.

DEVELOPMENT CONTROL PLAN (INDIVIDUAL LOTS):

1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Plainfield will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water and if necessary, the application of calcium chloride.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
   - the fence has been overtopped, undercut or bypassed by runoff water,
   - the fence has been moved out of position (knocked over), or
   - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
   - the barrier has been overtopped, undercut or bypassed by runoff water,
   - the barrier has been moved out of position, or
   - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure T5-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure T5-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent reoccurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site. By reducing sediment loading from within the site, the chance of perimeter control failure and the potential off-site damage that it can cause is reduced. It is generally more expensive to correct off-site damage than it is to install proper internal controls.

- Control erosion and sedimentation in the smallest drainage area possible. It is easier to control erosion than to contend with sediment after it has been carried downstream and deposited in unwanted areas.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins. Sediment basins are required on larger developments where major grading is planned and where it is impossible or impractical to control erosion at the source. Sediment basins are needed on large and small sites when sensitive areas such as wetlands, watercourses, and streets would be impacted by off-site sediment deposition. Do not locate sediment basins in wetlands or permanent or intermittent watercourses. Sediment basins should be located to intercept runoff prior to its entry into the wetland or watercourse.
- Grade and landscape around buildings and septic systems to divert water away from them.

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATIONS

LOT 1
TP 1A & 1B & 1C
Depth to restrictive layer = 36 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 3.33 min/in
System Size = 495 s.f.

Hydraulic Factor = 42.0
Flow Factor = 1.5
Perc Factor = 1.0

42.0 x 1.5 x 1.0 = 63'

MLSS = 63'

LOT 2
TP 2A & 2B & 2C
Depth to restrictive layer = 30 in.
Slope % = 3.0 %
Number of Bedrooms = 3
Percolation rate = 1.0 min/in
System Size = 495 s.f.

Hydraulic Factor = 42.0
Flow Factor = 1.5
Perc Factor = 1.0

42.0 x 1.5 x 1.0 = 63'

MLSS = 63'

LOT 3
TOP 3A & 3B & 3C
Depth to restrictive layer = 28 in.
Slope % = 16.0 %
Number of Bedrooms = 3
Percolation Rate = 1.0
System Size = 495 s.f.

Hydraulic Factor = 20.0
Flow Factor = 1.5
Perc Factor = 1.0

20.0 x 1.5 x 1.0 = 30'

MLSS = 30'

Lot 4
TP 4A & 4B & 4C
Depth to restrictive layer = 30 in.
Slope % = 2.0 %
Number of Bedrooms = 3
Percolation rate = 3.33 min/in
System Size = 495 s.f.

Hydraulic Factor = 62.0
Flow Factor = 1.5
Perc Factor = 1.0

62.0 x 1.5 x 1.0 = 93'

MLSS = 93'

LOT 5
TP 5A & 5B & 5C
Depth to restrictive layer = 26 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 2.5 min/in
System Size = 495 s.f.

Hydraulic Factor = 56.0
Flow Factor = 1.5
Perc Factor = 1.0

56.0 x 1.5 x 1.0 = 84'

MLSS = 84'

LOT 6
TP 6A & 6B & 6C
Depth to restrictive layer = 22 in.
Slope % = 1.0 %
Number of Bedrooms = 3
Percolation rate = 2.5 min/in
System Size = 495 s.f.

Hydraulic Factor = 56.0
Flow Factor = 1.5
Perc Factor = 1.0

56.0 x 1.5 x 1.0 = 84'

MLSS = 84'

Lot 7
TP 7A & 7B & 7C
Depth to restrictive layer = 23 in.
Slope % = 12.0 %
Number of Bedrooms = 3
Percolation rate = 5.0 min/in
System Size = 495 s.f.

Hydraulic Factor = 26
Flow Factor = 1.5
Perc Factor = 1.0

26.0 x 1.5 x 1.0 = 39'

MLSS = 39'

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY: Donovan Moe, EHS

WITNESSED BY: Northeast District Department of Health DATE: 10/11/2023

TEST PIT: 1A

0"-20" Topsoil/Organics
20"-48" Brown Orange Fine Sandy Loam
48"-88" Mottled Gray Very Fine Sandy Loam

MOTTLES:	48"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	32"
RESTRICTIVE:	48"

TEST PIT: 1B

0"-12" Topsoil/Organics
12"-24" Brown Orange Fine Sandy Loam
24"-36" Tan Very Fine Sand
36"-86" Compact Fine Sand, Hardpan with Rock

MOTTLES:	36"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	28"
RESTRICTIVE:	36"

TEST PIT: 1C

0"-8" Topsoil/Organics
8"-18" Brown Orange Fine Sandy Loam with Pebbles
18"-84" Compact Sand/Gravel/Mottled

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	12"
RESTRICTIVE:	NO

TEST PIT: 2A

0"-6" Topsoil/Organics
6"-30" Brown Fine Sandy Loam
30"-84" Mottled Tan Very Fine Sand
Rotten Rock @50"

MOTTLES:	30"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	30"

TEST PIT: 2B

0"-12" Topsoil/Organics
12"-44" Brown Fine Sandy Loam
44"-82" Compact Cobbly Sand, Hardpan

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	38"
RESTRICTIVE:	44"

TEST PIT: 2C

0"-38" Topsoil/Organics
38"-52" Brown Fine Sandy Loam
52"-88" Compact Sand, Hardpan w/Rock

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	52"

TEST PIT: 3A

0" - 6" Topsoil/Organics
6" - 28" Orange Brown Med Sand w/Pebbles
28" - 42" Mottled Tan Very Fine Sand
42" - 48" Coarse Sand & Pebbles
48" - 92" Gray Silty Loam

MOTTLES:	28"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	28"

TEST PIT: 3B

0" - 12" Topsoil/Organics
12" - 24" Brown Sandy Loam w/Fines
24" - 81" Loose Sand & Pebbles

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	12"
RESTRICTIVE:	NO

TEST PIT: 3C

0" - 10" Topsoil/Organics
10" - 24" Orange Brown Med Sand w/Pebbles
24" - 42" Tan Very Fine Sand
42" - 86" Gray Silty Loam

MOTTLES:	42"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	42"

TEST PIT: 4A

0"-10" Topsoil/Organics
10"-32" Orange Brown Sandy Loam
32"-86" Mottled Gray Very Fine Sandy Loam

MOTTLES:	32"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	32"

TEST PIT: 4B

0" - 9" Topsoil/Organics
9" - 20" Orange Brown Sandy Loam
20" - 62" Mottled Gray Very Fine Sandy Loam
62" - 88" Sandy Hardpan w/Cobbles

MOTTLES:	20"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	20"

TEST PIT: 4C

0" - 12" Topsoil/Organics
12" - 26" Orange Brown Sandy Loam
26" - 54" Mottled Gray Very Fine Sandy Loam
54" - 92" Sandy Loam Hardpan

MOTTLES:	26"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	26"

TEST PIT: 5A

0"-13" Topsoil/Organics
13"-36" Brown Sandy Loam
36"-85" Mottled Gray Fine Sandy Loam

MOTTLES:	36"
GROUNDWATER:	85"
SEEPAGE:	68"
ROOTS:	NO
RESTRICTIVE:	36"

TEST PIT: 5B

0" - 12" Topsoil/Organics
12" - 28" Brown Sandy Loam
28" - 89" Mottled Gray Fine Sandy Loam

MOTTLES:	28"
GROUNDWATER:	84
SEEPAGE:	58"
ROOTS:	NO
RESTRICTIVE:	28"

TEST PIT: 5C

0" - 14" Topsoil/Organics
14" - 26" Brown Sandy Loam
26" - 80" Mottled Gray Fine Sandy Loam

MOTTLES:	26"
GROUNDWATER:	77"
SEEPAGE:	47"
ROOTS:	NO
RESTRICTIVE:	26"

TEST PIT: 6A

0"-10" Topsoil/Organics
10"-27" Brown Fine Sandy Loam
27"-96" Mottled Gray Very Fine Sandy Loam

MOTTLES:	27"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	27

TEST PIT: 6B

0" - 6" Topsoil/Organics
6" - 22" Brown Fine Sandy Loam
22" - 96" Mottled Gray Very Fine Sandy Loam

MOTTLES:	22"
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	22"

TEST PIT: 6C

0" - 4" Topsoil/Organics
4" - 98" Sand & Gravels w/Large Rock

MOTTLES:	NO
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	NO

TEST PIT: 7A

0"-30" Topsoil & Junk Fill Material
30"-36" Buried Top Soil
36"-74" Red Brown Sandy Loam
74"-96" Compact Sands & Gravel

MOTTLES:	74" (44" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	8"
RESTRICTIVE:	74" (44" orig. grade)

TEST PIT: 7B

0"-28" Topsoil & Junk Fill Material
28"-32" Buried Top Soil
32"-38" Brown Sandy Loam
38"-95" Compact Sands & Gravel
Not Suitable

MOTTLES:	38" (10" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	38" (10" orig. grade)

TEST PIT: 7C

0"-20" Topsoil & Junk Fill Material
20"-25" Buried Top Soil
25"-43" Orange Brown Sandy Loam
43"-110" Mottled Gray Sandy Loam w/Cobbles

MOTTLES:	43" (23" orig. grade)
GROUNDWATER:	NO
LEDGE:	NO
ROOTS:	NO
RESTRICTIVE:	43" (23" orig. grade)

PERCOLATION DATA

PERC 1 - DEPTH 22"

TIME	DROP (INCHES)
1:58	3.5
1:59	5.5
2:00	6.5
2:01	7.5
2:02	8.0
2:03	8.5
2:05	9.5
2:07	10.5
2:12	12.0
2:17	13.5

PERCOLATION RATE > 3.33MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA

PERC 2 - DEPTH 26"

TIME	DROP (INCHES)
1:49	4.0
1:50	8.5
1:51	10.5
1:52	12.5
1:53	14.0
1:54	15.0
1:55	16.0
1:56	17.0

PERCOLATION RATE > 1 MIN./IN.

NOTES:
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA

PERC 3 - DEPTH 22"

TIME	DROP (INCHES)
1:40	7.0
1:41	11.5
1:42	13.5
1:43	15.0
1:44	16.5

PERCOLATION RATE > 1 MIN./IN.

NOTES: 6" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA

PERC 4 - DEPTH 28"

TIME	DROP (INCHES)
11:14	5.0
11:15	7.0
11:16	8.0
11:18	9.5
11:20	11.0
11:22	12.5
11:26	14.0
11:30	16.0
11:35	17.5

PERCOLATION RATE > 3.33MIN./IN.

NOTES: 10" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA

PERC 5 - DEPTH 34"

TIME	DROP (INCHES)
11:25	4.5
11:27	6.5
11:31	8.5
11:37	10.0
11:42	11.5
11:47	13.0
11:52	14.5

PERCOLATION RATE > 3.33 MIN./IN.

NOTES: 16" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA

PERC 6 - DEPTH 22"

TIME	DROP (INCHES)
1:07	3.0
1:12	6.0
1:17	7.5
1:22	9.0
1:27	11.0
1:32	13.0

PERCOLATION RATE > 2.5 MIN./IN.

NOTES: 6" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

PERCOLATION DATA

PERC 7 - DEPTH 34"

TIME	DROP (INCHES)
1:11	3.5
1:14	6.0
1:18	7.5
1:24	9.5
1:29	10.5
1:34	11.5

PERCOLATION RATE > 5 MIN./IN.

NOTES: 22" of Top Soil Stripped
PERCOLATION TEST PERFORMED ON 10/11/2023
PERFORMED BY Donovan Moe

Detail Sheet

"7 Lot Subdivision"

Prepared For:

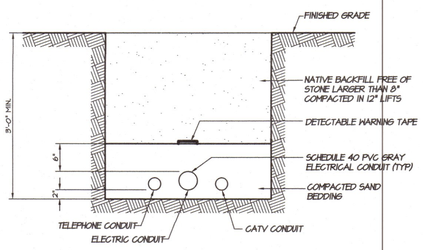
Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

REVISIONS	
DATE	DESCRIPTION
12/11/2023	Misc. Edits
12/28/2023	Misc. Edits

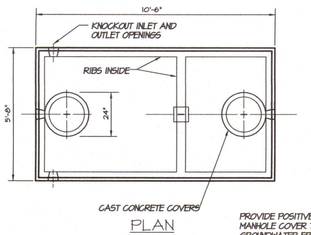
ARCHER Surveying LLC.
18 Providence Road, Brooklyn, CT
(860) 779-2240 / (860) 928-1921
KWP & associates
SURVEYING - ENGINEERING - SITE PLANNING
LOUIS J. SOJA, JR.
LAND SURVEYING-LAND PLANNING



NOTE: CONTRACTOR SHALL PROVIDE SILT/CLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

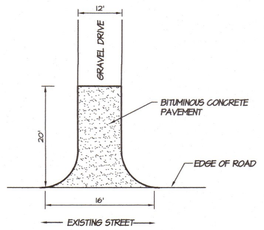
UNDERGROUND UTILITY TRENCH

NOT TO SCALE



CROSS SECTION

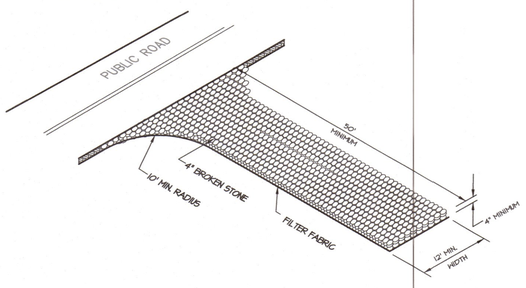
1000 GALLON 2 COMPARTMENT SEPTIC TANK



PAVED APRON

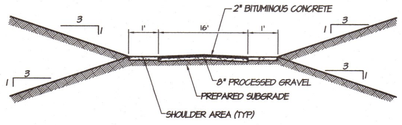
SINGLE DRIVE

NOT TO SCALE



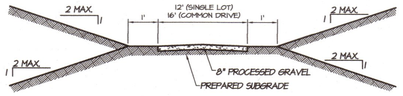
CONSTRUCTION ENTRANCE

NOT TO SCALE



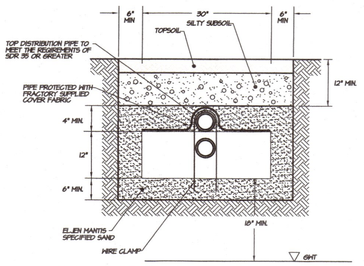
PAVED COMMON DRIVE DETAIL

NOT TO SCALE



GRAVEL DRIVE DETAIL

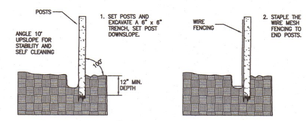
NOT TO SCALE



NOTE: VENTING IS OPTIONAL BUT REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

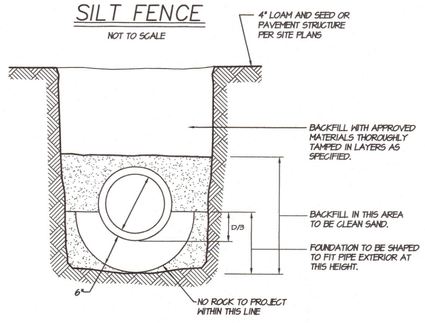
TYPICAL ELJEN MANTIS TRENCH SECTION

NOT TO SCALE



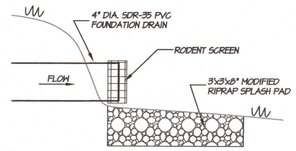
SILT FENCE

NOT TO SCALE



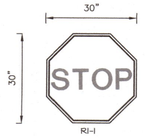
SANITARY SEWER / STORM DRAIN PIPE IN TRENCH DETAIL

NOT TO SCALE



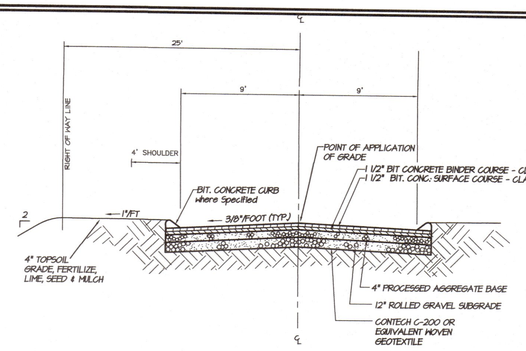
FOUNDATION DRAIN OUTLET

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

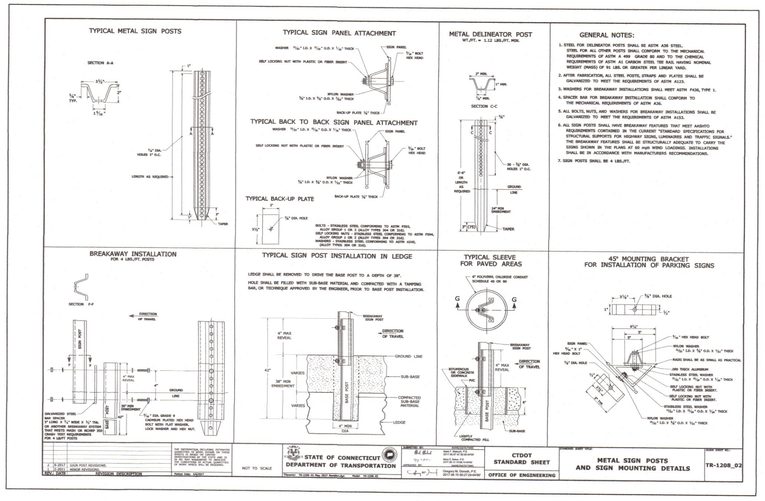


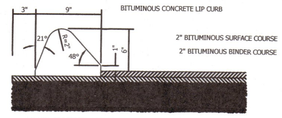
1. ALL MATERIAL THICKNESSES ARE FOR COMPACTED DEPTH

2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, A TACK COAT OF BITUMINOUS MATERIAL SHALL BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.

ROADWAY CROSS SECTION

NOT TO SCALE

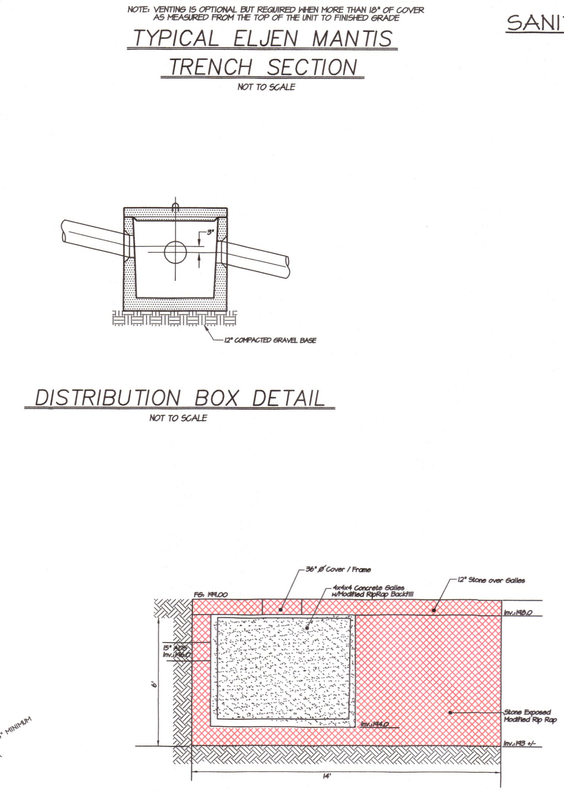




NOTES:
1. IN AREAS WHERE NO CURBING IS PROPOSED, THE COMPACTED SUBBASE AND PROCESSED STONE SHALL EXTEND A MINIMUM OF 3 INCHES BEYOND THE EDGE OF THE PAVEMENT.

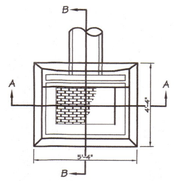
BITUMINOUS CONCRETE PAVEMENT & CURB DETAIL

NOT TO SCALE



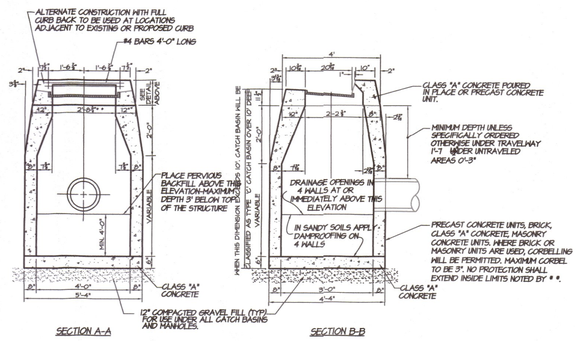
Cross Section Recharge Disipate Oulet

NOT TO SCALE



PLAN TYPE "C"

NOTE: WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT.



TYPE 'C' CATCH BASIN DETAIL

NOT TO SCALE

REVISIONS	
DATE	DESCRIPTION
12-7-23	Additional Details
12-28-23	Additional Details
01-09-23	Planner Comments

Detail Sheet #2

"7 Lot Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

ARCHER Surveying LLC.

18 Providence Road, Brooklyn, CT

(860) 779-2240 / (860) 928-1921

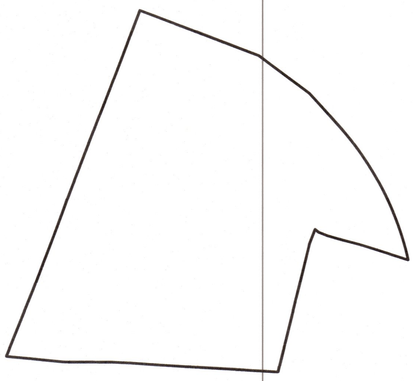
KWP associates

SURVEYING ~ ENGINEERING ~ SITE PLANNING

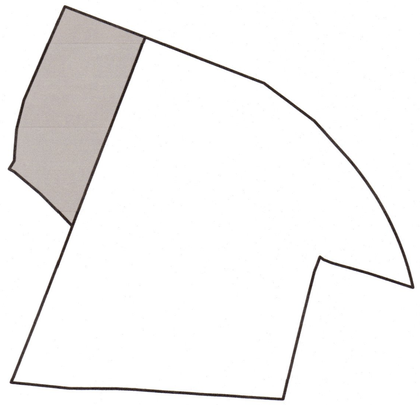
LOUIS J. SOJA, JR.

LAND SURVEYING-LAND PLANNING

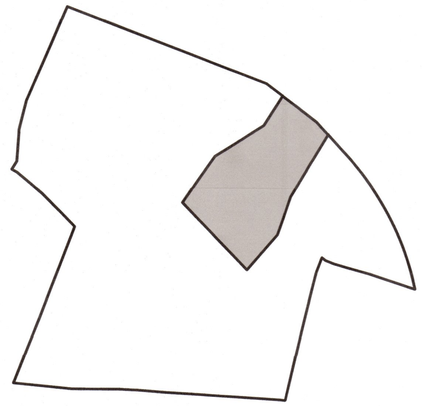
Sheet No.	Project No.	Date:
7 OF 9	AS 2223	October 27, 2023



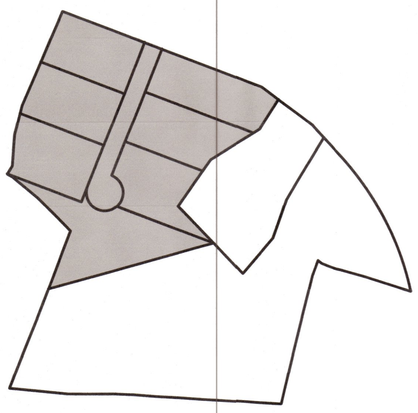
Original Tract
May 1927
Vol. 21 / Pg524



Land Acquisition
June 2006
Vol. 393 / Pg229



First Time Split
June 2023
Vol. 23 / Pg181



Proposed 7 Lot Subdivision

Grantor	Grantee	Date	Vol. / Pg.
Augustus Pakulis	Erik & Ida Maki	5/14/1927	21 / 524
Ida Maki (aka Anna Maki)	Arent & Heta Oskar	3/6/1956	33 / 1
Arent & Heta Oskar	Paul & Rita Manso	8/3/1957	33 / 443
Paul & Rita Manso	Rene & Jeanne Gervais	8/6/1960	35 / 254
Rene & Jeanne Gervais	Louis & Forrestine Lizotte	11/13/1962	37 / 147
Louis & Forrestine Lizotte	Daniel & Teresa Masse	8/20/1965	39 / 411
Teresa Masse	Michael Masse	4/29/2005	362 / 278
Estate of Michael Masse	Teresa Masse	4/4/2023	710 / 134
Estate of Teresa Masse	Tetreault Building Company	4/4/2023	710 / 140

To my knowledge and belief, this map is substantially correct as noted hereon.

11/29/2023
Paul A. Archer, Conn. L.S. #70013

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

REVISIONS	
DATE	DESCRIPTION

Parcel History Plan

"7 Lot Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=200'

0 100 200 400

ARCHER Surveying LLC.

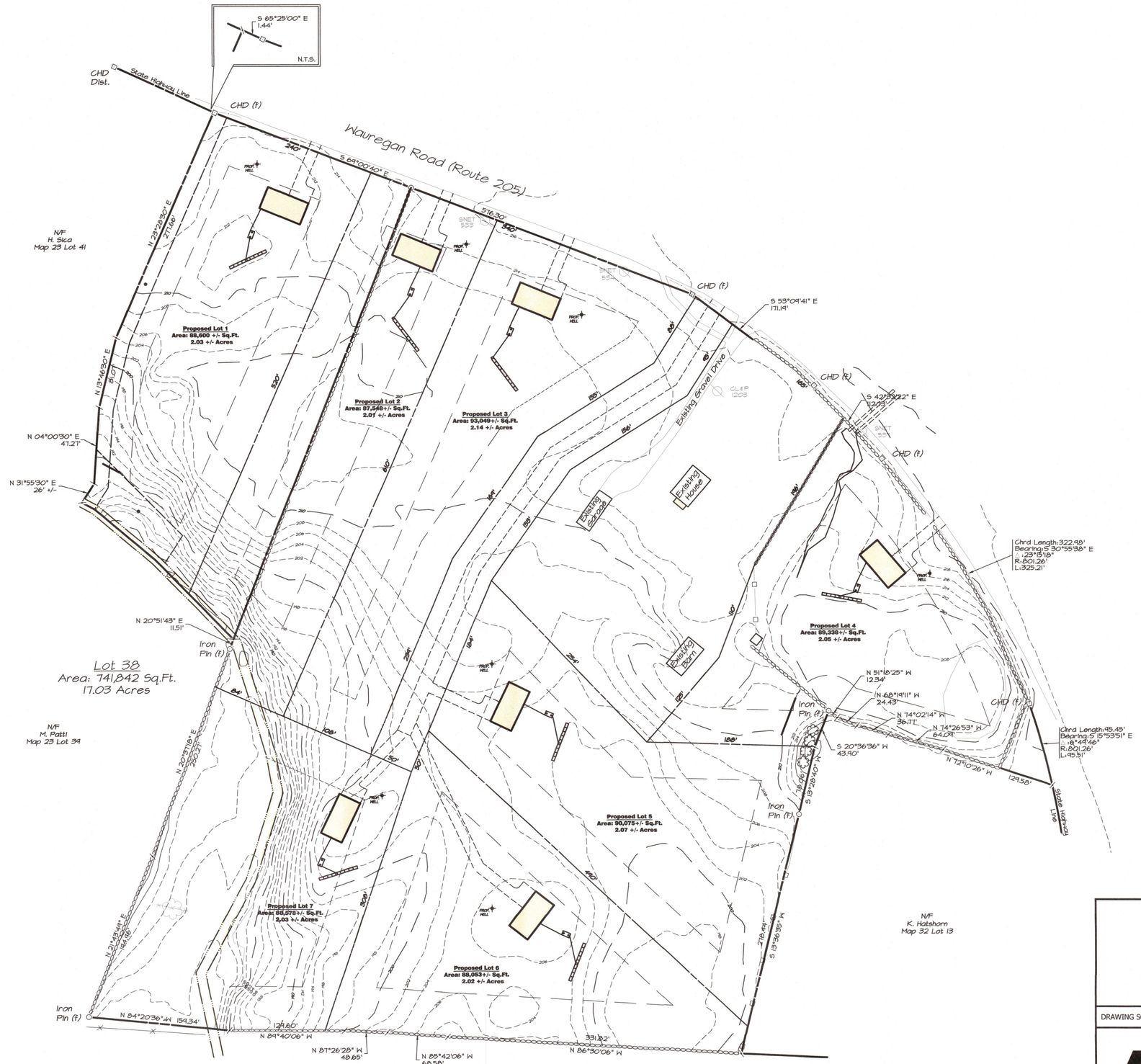
18 Providence Road, Brooklyn, CT

(860) 779-2240 / (860) 928-1921

KWP associates
SURVEYING - ENGINEERING - SITE PLANNING

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

Sheet No.	Project No.	Date:
8 OF 9	AS 2223	October 27, 2023



LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE

Yield Plan

"7 Lot Conventual Subdivision"

Prepared For:

Tetreault Building Company

Wauregan Road - Route #205

Brooklyn, Connecticut

DRAWING SCALE: 1"=200'

0 100 200 400

REVISIONS	
DATE	DESCRIPTION
12-28-23	Misc.

ARCHER Surveying L.L.C.

18 Providence Road, Brooklyn, CT

(860) 779-2240 / (860) 928-1921

KWP & associates
SURVEYING - ENGINEERING - SITE PLANNING

LOUIS J. SOJA, JR.
LAND SURVEYING LAND PLANNING

Sheet No.	Project No.	Date:
9 OF 9	AS 2223	October 27, 2023

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 South Main Street · Unit 4 · Brooklyn, CT 06234
Phone (860) 774-7350 · Fax (860) 774-1308 · Web Site www.nddh.org

January 03, 2024

Tetreault Building Company LLC.
75 Main Street
Putnam, CT 06260

SUBJECT: FILE #11000284 -- WAUREGAN ROAD #173, MAP #23, LOT #38, BROOKLYN, CT

Dear Tetreault Building Company LLC:

The subject plan referenced above, (ARCHER SURVEYING, LLC., PROJ# AS 2223, TETREAULT, DRAWN 10/27/2023, REVISED 12/08/2023) submitted to this office on 12/12/2023 for the above referenced subdivision. Following this review, it has been determined that the plan must be returned for revision:

1. Show existing well locations.
2. Identify all well arcs. Neighboring lots must have no septic systems or sources of pollution within 75 feet of proposed well.
3. Well lot #41 to be located, or septic be moved 75' from property line.
4. Well arc for existing house lot to be shown.
5. Lot 7 shows proposed primary trench in area deemed "unsuitable" per soil testing. Primary/reserve to be relocated to suitable area; additional soil testing may be required.

Please make the required revisions and submit three (3) copies of the plan for review. An additional review fee of $120.00 must accompany plans being submitted for a second review.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Brittany Otto, EHS
Environmental Health Specialist-NDDH

cc: Town of Brooklyn Building Official; Archer Surveying; Ron Racine

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW
PERTAINING TO A
7-LOT SUBDIVISION
WAUREGAN ROAD (ROUTE 205)
(ASSESSOR'S MAP 23, LOT 38)
BROOKLYN, CT

(December 13, 2023)

The comments contained herein pertain to my review of plans (8 sheets) for the construction of a seven (7) lot subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised December 8, 2023), for Tatreault Building Company.

Cover Sheet

1. The "Index of Drawings" is incorrect. There are eight (8) plan sheets, not six (6). Individual sheets need to be renumbered as X of 8.

Site Development Plan

1. The Wetland Upland Review Area limit is missing and needs to be added to the plan.
2. The reserve septic system on proposed Lot 3 is within 75' of an existing well.
3. The FEMA 100-year flood zone needs to be added to the plan.
4. When was the wetland flagged by Joseph Theroux?

Sheet 3A

1. Description of the drainage system is non-existent on the plan, which is unacceptable.
2. Terminating collected drainage into what amounts to a drywell and noted on the plan as a "manhole" is unacceptable. Drywells fail in rather short time because they are not maintained and a biomat may form in surrounding soil thus preventing efficient absorption into the soil. Furthermore, used in this manner, it may be regulated by the state Underground Injection Control Program. Water collected in the engineered drainage collection system needs to be directed to an onsite detention (not retention) basin size for the 100-year event in this subdivision. Drainage calculations need to be included in a written comprehensive report that analyzes site pre- and post-development conditions, drainage pipe sizing and the retention basin sized up to and including a 100-year design storm.
3. Terminating collected drainage into what amounts to a drywell and noted on the plan as a "manhole" is unacceptable. Drywells fail in rather short time because they are not maintained and a biomat may form in surrounding soil thus preventing efficient absorption into the soil. Furthermore, used in this manner, it may be regulated by the state Underground Injection Control Program. Water collected in the engineered drainage collection system needs to be directed to an onsite

detention (not retention) basin size for the 100-year event in this subdivision. Drainage calculations need to be included in a written comprehensive report that analyzes site pre- and post-development conditions, drainage pipe sizing and the retention basin sized up to and including a 100-year design storm.

4. Catch basin inverts, pipe slopes and pipe lengths need to be added to the plan.
5. Proposed grading in the cul-de-sac turnaround does not indicate that water will be prevented from entering the driveway of Lot No. 7. The grading needs to be reviewed and shown on the plan preventing this. As drawn the proposed grading is unacceptable at this location.
6. All proposed grading needs to be refined around the house placeholders and added to the plan.
7. Percolation test locations need to be added to the plan.
8. Make the Wetland Upland Review Area limit line bold to stand out by itself. As drawn, it is the same line weight as a contour line, which makes it difficult to distinguish from that.
9. Why are houses at Lot Nos. 1, 4, 5, and 6 designated as being "slab on grade" and the remaining lots having full cellars?
10. Proposed grading in the cul-de-sac turnaround does not indicate that water will be prevented from entering the driveway of Lot No. 7. The grading needs to be reviewed and shown on the plan preventing this. As drawn the proposed grading is unacceptable at this location.

Profile Plan

1. The roadway profile is unacceptable as drawn and, by the way, it is also very incomplete and inaccurate as submitted for review. Vertical curves (sag and crest) need to be incorporated into the design and shown on the plan as well as uniform slopes (tangents) to and from vertical curves through the far end of the cul-de-sac turnaround. Existing and proposed elevations need to be shown on the profile at 25 foot intervals, too, along the bottom horizontal axis. High and low points in the profile need to be designated by station with the elevation noted. Pipe slopes need to be shown 4 digits past the decimal point.

Drainage Calculations

1. Stormwater calculations for overland flow analysis and the closed drainage system adequacy need to be prepared using acceptable computer software. The hand written calculations submitted are unacceptable because they do not represent a valid analysis of development of the site, including overland flow. Revised drainage calculations in report form need to be submitted for review.

Syl Pauley, Jr., P.E.

By: _____

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

Northeastern Connecticut Council of Governments
ENGINEERING PLAN REVIEW
PERTAINING TO A
7-LOT SUBDIVISION
WAUREGAN ROAD (ROUTE 205)
(ASSESSOR'S MAP 23, LOT 38)
BROOKLYN, CT
(January 4, 2024)

The comments contained herein pertain to my review of plans (9 sheets) for the construction of a seven (7) lot subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised December 28, 2023), for Tetreault Building Company.
With respect to my December comments:

Cover Sheet - All addressed.

Sheet 3A - All addressed except for Nos. 5 & 10. A proposed spot elevation is needed at driveway entrance to show water will not enter the driveway.

Profile - Existing and proposed baseline elevations need to be added to the plan at 25' intervals and profile needs to be extended to the back of the cul-de-sac at the catch basins. As drawn, the profile plan is incomplete and unacceptable.

ADDITIONAL REVIEW COMMENTS ON PLANS REVISED 12/28/24:

1. Not all Conservation Subdivision regs have been met, regarding Section 5.A.5, Dimensional Standards, and Section 5.A.6., Road Requirements.

2. It appears that water will pond in front yards of Lot Nos. 5 & 6 on Sheet 4 of 9.

3. Percolation test and soil test pits are needed at catch basins and discharge basin.

4. Dimensions and grading are needed at discharge basin on Sheet 4 of 9.

5. Location of the well on Lot No.7 on Sheet 3 of 9 is not the same as drawn on Sheet 4 of 9 and needs to be corrected.

Considering how limited the revised drainage system is, I find the drainage report to be satisfactory.

SmithBrothers.
Be sure.

December 22, 2023

Town of Brooklyn
Attn: Permits
PO Box 356
4 Wolf Den Road
Brooklyn, CT 06234

RE: Bond No. 106459414
Contractor: Brooklyn Sand & Gravel, LLC
Town of Brooklyn
Amount: $300,000
Renewal Date: February 10, 2024

We have been informed by our client that the work under the above captioned bond has been completed and this bond is no longer needed.

If this is the case, please return the original bond to my attention so it can be cancelled. If the original bond is not available, please provide a letter verifying the release of said bond.

Please feel free to contact me at (860) 430-3309 with any questions or if you should require additional information. I can also be reached via email at wkrystopa@SmithBrothersUSA.com.

Thank you,

Wendy Krystopa

Wendy Krystopa
Account Manager

Margaret's Report 12/28/2023

Zoning Permits issued:

320A Drain Street Hampton (a.k.a. Map 2 Lot 2 Brooklyn). After-the-fact: Add a second-floor duplex apartment to existing attached garage; 920 sq feet of living space, 1 bedroom and 1 bathroom and a kitchen.

98 Barrett Hill Rd. – Camille and Jeanne Vautour. New 12' x 16' pergola on crushed stone base and landscape fabric.

18 Ventura Drive – Matt Lamoureux. Construct new 16' x 27' two-story addition to north side of house, and relocate existing 12' x 20' shed.

512 Providence Road – Vachon Brooklyn LLC. After-the-fact: Construct new 26' x 26' addition for vehicle detailing.

Final Certificates of Zoning Compliance issued:

53 Beecher Road – Greg Lehto. New single-family dwelling with attached garage, front porch and rear deck.

40 Tripp Hollow Road - John Filchak. New 24' x 28' detached garage on a foundation.

Sign Permits issued: None.

Home Offices Documented: None.

ZBA Variances Granted: None.

Other Business: None.

TOWN OF BROOKLYN
Land Use Department
69 South Main Street • Suite 22
BROOKLYN, CONNECTICUT 06234
860-779-3411 Ext. 12

WETLANDS PERMIT SUBD23-002

CERTIFIED# 7022 2410 0001 4699 4278

KA&G Investments LLC
90 Brown Rd.
Voluntown, CT 06384

January 10, 2024

RE: **SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes.

Dear KA&G Investments LLC,

At the January 9, 2024 regular meeting of the Brooklyn Inland Wetlands and Watercourses Commission, your application, **SUBD 23-002 KA&G Investments LLC, owner/applicant; Map 32 Lot 15; Wauregan Road and Gorman Road; R-30 Zone;** 14-lot subdivision for development of single-family homes was approved with standard conditions.

The site plan approved under this permit is titled "Proposed 14 Lot Resubdivision, Wauregan Road (Route 205) & Gorman Road, Brooklyn, Connecticut", signed and stamped by David Held, P.E., of Provost & Rovero, Inc. The plan is dated 11/15/2023.

A legal notice of this approval will be published in the Turnpike Buyer on January 17, 2024. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice.

If you have any questions, please contact me.

Issued by:

Margaret Washburn

Margaret Washburn
ZEO/WEO/Blight Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org

file/MW; CC: Terry Mahanna; Attached: Standard Conditions

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

APPLICANT: READ CAREFULLY

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

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

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

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

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

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

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

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

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

(2) the activity occurs within 125 feet of flagged boundaries and 175 feet from watercourses; and such activities have not been addressed by this permit, then the applicant shall resubmit the application for further consideration by the Inland Wetlands and Watercourses Commission before any work begins.

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

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

TOWN OF BROOKLYN
Land Use Department
69 South Main Street • Suite 22
BROOKLYN, CONNECTICUT 06234
860-779-3411 Ext. 12

WETLANDS PERMIT SUBD23-003

CERTIFIED# 7022 2410 0001 4699 4292

Tetreault Building Company
332 Mashentuck Road
Danielson, CT 06239

January 11, 2024

RE: **SUBD 23-003 Tetreault Building Company, owner/applicant; Map 23 Lot 38; Wauregan Road, RA Zone;** Proposed 7-lot subdivision. Private road, residential houses, septic systems, minor grading.

Dear Tetreault Building Company,

At the January 9, 2024 regular meeting of the Brooklyn Inland Wetlands and Watercourses Commission, your application, **SUBD 23-003 Tetreault Building Company, owner/applicant; Map 23 Lot 38; Wauregan Road, RA Zone;** Proposed 7-lot subdivision. Private road, residential houses, septic systems, minor grading was approved with standard conditions. The site plan approved under this permit is titled "7 Lot Subdivision prepared for Tetreault Building Company Wauregan Road - Route #205 Brooklyn, Connecticut", signed and stamped by David Smith, P.E., and Paul Archer, L.S., of Archer Surveying LLC. The final revision date on the plan is 1/9/2024.

A legal notice of this approval will be published in the Turnpike Buyer on January 17, 2024. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for fifteen-day period following the publication of the legal notice. If you have any questions, please contact me.

Issued by:

Margaret Washburn

Margaret Washburn
ZEO/WEO/Blight Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org

file/MW; CC: Paul Archer, Terry Mahanna; Attached: Standard Conditions

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

APPLICANT: READ CAREFULLY

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

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