

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Agenda  
Wednesday, March 6, 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: <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. Adoption of Minutes:** Meeting February 07, 2024
  - IV. Public Commentary** (*3 minutes maximum per person*)
  - V. Unfinished Business:**
    - a. **Reading of Legal Notices**
    - b. **Continued Public Hearings**
    - c. **New Public Hearings:**
      - 1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company
      - 2. **ZC 24-001:** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: (*No Discussion, Public Hearing Scheduled for 3/19/2024*)
    - d. **Other Unfinished Business:**
  - VI. 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:**
  - VII. Reports of Officers and Committees**
    - a. **Staff Reports**
      - 1. **Report of Margaret Washburn, ZEO.**
      - 2. **Report of Manuel Medina, Interim Town Planner.**
        - **Home Occupation vs. Home Business – Kayak Rentals**
    - b. **Budget Update**
    - c. **Correspondence**
    - d. **Chairman’s Report**
    - e. **Commissioner Training Updates**
- Public Commentary**  
**Adjourn**

Allen Fitzgerald, Chairman

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Wednesday, February 7, 2024, 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>	
<b>Click link below:</b> <a href="https://us06web.zoom.us/j/87925438541">https://us06web.zoom.us/j/87925438541</a>	<b>or</b> <b>Go to</b> <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> <b>Enter meeting ID: 879 2543 8541</b>
<b>Dial: 1-646-558-8656</b>	
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**MINUTES**

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:33 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Gil Maiato and Lisa Herring (all present in person).  
John Haefele was absent with notice.  
Seth Pember and Karl Avanecean were absent.

**Staff Present:** Manuel Medina, Interim Town Planner; Austin Tanner, First Selectman.

**Also Present in Person:** David Held, Provost & Rovero, Inc.; Paul Archer, Archer Surveying; Dave Smith, Professional Engineer.  
There were six additional people present in the audience.

**Present via Zoom:** Carrie Barna; Brian Simmons; Bill Green; Matt Alexander; L. Trahan; John's iPad; Austin George; Christa Haveles; Carrie Juhasz; Jessica Solis; Pamela iPad(2); Jackie Igliozzi; Mark; C; Heather Allen; Bob; Sharon Loughlin; iPhone; Z; Marie; Glenn; Diane Wimmer; Michaela George; Cynthia Scalzi.

**III. Election of Officers**

M. Sigfridson opened the floor to nominations for the Position of Chair.

Motion was made by C. Kelleher to nominate M. Sigfridson for the position of Chair of the Planning & Zoning Commission.

M. Sigfridson declined the nomination.

Motion was made by M. Sigfridson to nominate A. Fitzgerald for the position of Chair of the Planning & Zoning Commission.

Second by G. Maiato.

There were no other nominations for Chair.

M. Sigfridson closed the nominations for Chair.

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

M. Sigfridson opened the floor to nominations for the position of Vice Chair.

Motion was made by G. Maiato to nominate C. Kelleher for the position of Vice Chair of the Planning & Zoning Commission.

Second by L. Herring.

There were no other nominations for Chair.

M. Sigfridson closed nominations for Vice Chair.

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

A.Tanner welcomed and introduced Manuel Medina, Interim Town Planner.

**IV. Seating of Alternates – None.**

**V. Adoption of Minutes:** Meeting December 19, 2023

Motion was made by G. Maiato to adopt the Minutes of the Meeting of December 19, 2023, as presented.

Second by M. Sigfridson. No discussion.

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

**VI. Public Commentary – None.**

**VII. Unfinished Business:**

**a. Reading of Legal Notices**

The Legal Notice for **SD 23-002** was read aloud by Lisa Herring (published on January 24, 2024 and January 31, 2024).

**b. Continued Public Hearings – None.**

**c. New Public Hearings:**

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.

David Held, Professional Engineer and Land Surveyor, Provost & Rovero, represented the Applicant and gave a posterboard presentation/overview (maps were displayed as discussed):

- Approval was received from the following: Inland Wetlands & Watercourses Commission; CT DOT for the driveways on Route 205; Northeast District Department of Health; and it has been reviewed and approved by Syl Pauley, Consulting Town Engineer. Mr. Held stated that copies of all approvals were included with Application materials.
- Public Hearing Notices were sent out to abutting property owners per the Subdivision Regulations and the certificate of mailing was provided to the Zoning Enforcement Officer.
- Mr. Held referred to and displayed Sheet 2 of the plan set (Re-subdivision Map). The remaining 18.2 acres in the R-30 Zone is proposed to be divided into 14 new residential lots. All of the proposed lots comply with the dimensional requirements: minimum lot size of 30,000 s.f. Interior/rear lots are at a minimum of 30,000 s.f. not including access strips.
- Mr. Held orientated the property.
- They are proposing access to ten of the lots from the frontage on Gorman Road (three being rear lots – Lot #'s 8, 9 & 10). Mr. Held indicated the location of the access strip for Lot #'s 8, 9 & 10. The other seven lots would be front lots with 110 feet of minimum frontage on Gorman Road.
- They are proposing four lots to access from the frontage on Route 205 (three being rear lots sharing a common driveway owned by Lot #2 which is the largest lot in the subdivision – 7.2 acres).
- Due to concerns regarding drainage heard at the IWWC, Mr. Held explained about the drainage:  
Mr. Held referred to Page 3 (Site Plan No. 1) and explained about the existing DOT drainage easement on this property (Route 205).

Mr. Held referred to Page 4 (Site Plan No. 2 – upper side of the property) noting a wetland area at the northerly end on Gorman Road which extends onto this property. He indicated and explained about a large wetland complex on the easterly side of Gorman Road that flows under a private driveway, feeds a pond, supports the fringe wetlands, the pond overflows onto the Project property and goes into the open hayfield.

Mr. Held explained that, similarly, on the westerly side of the Project, there is a large wetland area off-site to the north which flows onto the property through the edge of the existing hayfield. Mr. Held indicated the locations where the two wetlands end. Mr. Held explained that they are pretty significant wetlands which originate off-site.

Mr. Held stated that the site is comprised largely of sand and gravel soils and are well-drained to the point where both of those wetland complexes actually disappear in the middle of the field on the site because it is so well drained.

Mr. Held indicated and explained about another small pocket of wetland near the property boundary that was formed due to poor grading when a repair was made to the septic system on the adjacent lot.

Mr. Held restated that the Project, which included a drainage report, has been reviewed and approved by Consulting Town Engineer, Syl Pauley. Mr. Held stated that he is comfortable, in his professional judgement, that they are not causing any drainage problems either on this property or, potentially, on adjacent properties.

- Regarding potential effects on neighboring wells, Mr. Held explained that this property is in the R-30 District since Zoning was adopted in the Town and he assumes that there is a reason it is in the R-30, rather than in the RA, which is largely due to the soils on this property. He explained that it is extremely advantageous that they are putting in small septic systems because there are well-drained soils. He explained about stratified drift which has enormous water-holding capability and an enormous capability to infiltrate stormwater. Basically, you have a joint storage cistern for something that is feeding the ground water aquifer. Mr. Held stated that he would like to imagine that the Town envisioned zoning this R-30 with the knowledge that the soils and the environmental conditions are appropriate for the level of density shown here. Mr. Held stated that he feels quite comfortable that there will be no impact to any of the wells from anything that is being proposed here.
- As part of the DOT approval, Mr. Held explained that there will be a minor alteration of existing guardrail along Route 205 to make room for the second curb cut for Lot #4.
- The property is mostly open right now. It has been used for agricultural purposed in the past. They are not proposing any tree clearing or removal of vegetation, with the exception of some brush along Gorman Road and Route 205 for driveways.
- Not changing the land characteristics in any significant manner from clearing.
- Mr. Held explained about the Appraisal Report performed by McCormick Appraisals, Brooklyn, CT. Mr. Held stated that copies had been provided with the Application. They requested fee-in-lieu of open



space for this Project as they feel it is most appropriate based on the preliminary discussion with the PZC. Pre-development value - \$320,000. They propose a ten-percent fee-in-lieu of open space which would be divided among the fourteen lots at the time of sale.

- Mr. Held referred to his letter, dated December 14, 2023, to the PZC submitted with the Application in which waivers are requested for:
  - Waiver for providing sidewalks along the Project road frontage. Mr. Held explained that the reason is because there would be no benefit and it would cause a maintenance nuisance for the Town. The sidewalks would not connect to any existing network and would go nowhere.
  - Waiver for submitting a Sanitary and Water Supply Report. Mr. Held stated that, in the past, this has been granted because they have approval from the NDDH concurring with the feasibility of all of these lots for development, water supply and sanitary sewage disposal.

There was discussion regarding fee-in-lieu vs. open space. Mr. Held explained that there was a site walk with the BCC and they had provided correspondence stating that they are okay with the fee-in-lieu of open space. Mr. Fitzgerald confirmed that a Memo had been received. Mr. Held explained that during the site walk he had discussed a conservation easement on the back of the large lot, but the BCC chose the fee-in-lieu which, he said, makes more sense.

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

- Mr. Fitzgerald commented that he agrees with no sidewalk for Wauregan Road, but would like sidewalk on Gorman Road. He explained that more bus stops would be added and people walk on that road on a regular basis, looping around to Creamery Brook. There is a lot of traffic on that road.  
Mr. Held stated that it would be infeasible to install sidewalks between there and the School.  
Ms. Sigfridson stated agreement with Mr. Fitzgerald.  
C. Keller asked if sidewalks were requested on-site, where would they lead to off-site?  
Mr. Fitzgerald stated that a curb cut would be needed for a handicap ramp.  
Mr. Held suggested that there is a substantial shoulder where people could walk. He asked if the Commission would like a better prepared shoulder for people to walk on rather than giving the Town the nuisance and expense of having to maintain a sidewalk that goes nowhere.  
Mr. Fitzgerald commented about a swale between the road and the stone wall.  
Mr. Held stated that leveling off the shoulder and providing a grassy area to walk on would be more fitting with the neighborhood (he indicated the location).

#### **COMMENTS FROM THE PUBLIC:**

Please Note: Public comments can be heard in their entirety, as well as the entire meeting, by requesting the link to the meeting from the First Selectman's Office.

- Michaela George, 225 Gorman Road (via Zoom), spoke in favor of sidewalk.
- Matt Allen, 115 Christian Hill Road, stated that there is a groundwater protection overlay zone (R-30, Route 205) where a driveway is proposed.

He explained his feeling that doing 30,000 s.f. house lots in that area with no city water or sewer is a disservice to future owners. He voiced concern regarding septic and well failures, drainage. He feels that the PZC should look further ahead. He stated that Syl Pauley said that he did not remember seeing the plans for this property.

Mr. Fitzgerald clarified that the PZC received communication from Syl Pauley stating that he approved the plans.

Mr. Fitzgerald looked up the Groundwater Protection Overlay Zone and explained that there is nothing that prohibits subdivisions.

- Mike Smyefski, 176 Wauregan Road, (abutting property owner) asked about open space/fee-in-lieu.

Mr. Fitzgerald gave an explanation.

- Cynthia Scalzi, 36 Franklin Drive (via Zoom), asked how many homes are going into the section of Gorman Road at the corner, size of homes, what type of lots.

Mr. Held answered: frontage on Gorman Road will provide access to 10 lots; lot size minimum of 30,000 s.f.; type/size of homes to be determined. Conceptual design shown is for three-bedroom houses which is what the septic systems are based on.

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

- L. Herring stated agreement with Mr. Fitzgerald regarding sidewalks. Mr. Held displayed Site Plan No. 2 and asked if CL&P utility pole #1154 would be a reasonable place to end the sidewalk. Mr. Fitzgerald stated agreement and said, basically, from Brenn Drive to Creamery Brook. Ms. Herring stated agreement.
- C. Kelleher asked if a pathway would suffice. Mr. Held explained that the sidewalk would be within the r.o.w. which is on the roadside. He explained about the 25 feet off the centerline of the road. The stone wall would need to be pulled out because it is on the edge. Mr. Fitzgerald stated that it could be pulled out and put back, a pretty basic requirement.

#### **ADDITIONAL COMMENTS FROM THE PUBLIC:**

- Mike Smyefski feels that it is too many houses for that area. He wouldn't have a problem if they eliminated a few houses. He doesn't feel it benefits the Town and he is concerned about the future of the Town. He feels there will be problems between neighbors who share driveways. He is concerned with run-off if the driveways are paved. He is concerned about his stone walls. He asked if they are changing the size of the pipe that goes under the road. He doesn't like it that homes will be on top of one another. Mr. Held stated that it would not cause any meaningful difference in run-off or water quality. Mr. Fitzgerald stated that there is no detail for paved driveways. He asked about a shared driveway agreement. Mr. Medina explained that a maintenance agreement would have to be filed with the deed, per the Subdivision Regulations. Mr. Held stated that the stone walls are boundaries and they can't be disturbed. Mr. Fitzgerald explained that if something happens to a stone wall, it would have to be repaired/replaced.

Regarding the pipe under the road, Mr. Fitzgerald stated that it is a DOT easement pipe

Ms. Sigfridson commented about an email from Syl Pauley (dated December 11, 2023) in which he states that he saw the plans and has no issues. She said that, if there were issues to be found, he would have found them.

There was discussion with Mr. Smyefski.

- Ray Preece, 146 South Main Street, asked about the open space requirement for this subdivision. He suggested that perhaps requiring the open space could eliminate some of the housing.  
David Held gave an explanation.

- Cynthia Scalzi stated that she is concerned about drainage and if there would be issues with aquifers. Cynthia Scalzi purchased a large amount of acreage and feels that this subdivision of such small lots will take away appeal from the Town.

Mr. Held stated that it will look like the other side of Gorman Road when it is developed. Regarding the aquifer, Mr. Held restated that this is a stratified drift area that is in an aquifer protection area and drilling 14 wells for 14 residential houses is not going to have a meaningful impact on the aquifer.

M. Sigfridson read aloud a comment in the Chat (via Zoom) that she thought may have come from Cynthia Scalzi, "They have to approve the subdivisions because the Town signed on to federal contracts and money. Now, they need their numbers for their quotas." Ms. Sigfridson, for the Record, stated that she is not personally aware of any quota or federal contracts that would affect our decision when it comes to this subdivision application. She asked if anyone else has been given a quota. Mr. Fitzgerald stated that he has not and he stated that he resents the implication.

- Heather Allen, 115 Christian Hill Road (via Zoom), commented that she has attended a lot of PZC and IWWC meetings and she feels that it is odd and surprising that Syl Pauley did not have any comments for something of this magnitude.

Mr. Medina stated that plans were received on December 14, 2023.

Mr. Held explained that Mr. Pauley reviewed the plans for the IWWC and had no comments. Mr. Held stated that he, specifically, asked the ZEO if that pertained to P&Z also and he asked that Mr. Pauley issue something separate for P&Z, which he did.

Ms. Sigfridson explained that Mr. Pauley's not having issue with the plans is not a substitute for the PZC to do our own, independent review of them.

Mr. Held stated that he had reviewed it in a preliminary manner with Jana Roberson when she was the Town Planner and also with the PZC in a preliminary manner and that he also spoke with Mr. Medina recently regarding some questions. He said that it is a well thought-out Application.

- Mike Smyefski asked if utilities will be underground.  
Mr. Held stated "yes" and that he believes it is a requirement of the Subdivision Regulations.

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

- G. Maiato commented that fourteen houses seem like a lot of houses on that corner with school buses, people walking and the traffic.

Mr. Held stated that that would be a regulatory and planning issue. The Commission chose to zone this in a certain way and an application has been submitted which complies with all of the requirements of that zone, then, it is an administrative procedure to act on the subdivision application that it complies with all of the requirements of the zone. There was discussion with Mr. Smyefski who expressed disagreement.

**ADDITIONAL COMMENTS FROM THE PUBLIC:**

- Jackie Igliazzi, 8 Woodward Road (via Zoom), asked if Syl Pauley had no comments or if he hasn't responded. Mr. Medina stated that correspondence was received from Mr. Pauley stating that he has reviewed it and he has no concerns. A. Fitzgerald read aloud the email from Mr. Pauley (dated December 11, 2023).

**COMMENTS FROM STAFF:**

- Mr. Medina referred to the Staff Report and he explained that his questions had been answered. Mr. Held has agreed to make sure that they are reflected on the plans before the final mylars are filed.

There were no further comments.

Motion was made by M. Sigfridson to close the public hearing for **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.

Second by C. Kelleher.

Discussion: There was discussion with G. Maiato as to whether he would abstain.

Motion carried unanimously by voice vote (5-0-0). Mr. Maiato voted to close the public hearing.

**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.

Motion was made by C. Kelleher to approve the application **SD 23-002**: Fourteen-lot resubdivision, Applicant: KA&G Investments, LLC., 18.2 acres on Wauregan Road and Gorman Road., (Map 32, Lot 15-1), Proposed creation of two residential lots, including six rear lots on two shared driveways in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

The following items shall be corrected on the Final Subdivision Plans which will be submitted in paper for checking to the Land Use Office prior to being printed on archival material (mylar):

- 1) Show Volume and Page numbers of the filed Drainage Easement on Lot 4 in favor of the State of Connecticut.
- 2) Land within 25' of the centerline of Gorman Road shall be deeded to the town in accordance with the Subdivision Regulations and the Public Improvement Specifications. Show Volume and Page numbers of said deed following filing.

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) Shared Driveway and Maintenance Agreements for the shared driveways in a form acceptable to the Town Attorney shall be filed simultaneously with the recording of the subdivision mylars 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 \$2,285 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 stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving with the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer. 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.

Additional Condition of Approval to be included:

- Sidewalks to be installed between CL&P Pole #'s 1154 and 1151.

Second by L Herring.

There was discussion:

- Clarification:  
Prior to the issuance of a Zoning Permit on any lot: Number 1 to read as follows (when read into the Record, C. Kelleher stated "seventy days"):
  - 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."
- L. Herring explained that the PZC is obligated to make decisions based on what is presented and on the Regulations, not on feelings. She explained that if changes to the Regulations are wanted, there is a process to follow.
- G. Maiato explained that he is basing his vote on the safety factor of fourteen houses on that corner, based on accidents he has seen in that area in his experience as a 45-year Volunteer with the Fire Department. He said that it is a dangerous area.

Motion carried by voice vote (4-1-0). G. Maiato was opposed.

## **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

Paul Archer, Archer Surveying, represented the Applicant and gave a posterboard presentation/overview (maps were displayed as discussed). Dave Smith, Professional Engineer was also present.

- Mr. Archer stated that this property is directly across the street from the fourteen-lot resubdivision that was just approved (see public hearing above).
- Mr. Archer stated that he had come before the PZC a couple of months ago and presented options for a conservation subdivision (seven lots on a

proposed shared driveway) or a conventional subdivision (7 houses). He said that he had shown the yield plan for this property which is in the RA Zone. The opinion of the Commission was for conservation subdivision. Mr. Fitzgerald explained that the Commission had not voted, but thought, based on the number of driveways that would have been on Route 205, that it was a much better option to submit a plan for a conservation subdivision on a shared driveway. Mr. Archer presented the proposal for a conservation subdivision.

- The requirement is 40 percent of land dedicated to open space. Mr. Archer explained that they are leaving almost eight acres of farmland (the Massey Farm) to open space (almost 65 percent of total acreage).
- There was a site walk with the BCC and they were in favor of the area being proposed for open space.
- Approvals from DOT, Health Department and the IWWC have been obtained.
- They are proposing a shared driveway, roughly 430 feet long, 18 feet wide, with a cul de sac with a radius of 50 feet. All seven lots will come off of the shared driveway (private road). The private road to be owned by Lot #7.
- Mr. Archer explained about drainage, a single flow down to a double catch basin at the end of the cul de sac which feeds over into a galley that contains the water which dissipates out.
- Mr. Archer stated that most of the lots are nearly one acre in size (greater than 30,000 s.f.).
- Mr. Archer explained that Syl Pauley, Consulting Town Engineer, reviewed the plans four times. Mr. Archer reviewed Mr. Pauley's latest comments (dated January 17, 2024 provided in packets to Commission Members). Mr. Archer stated that they had responded to Mr. Pauley's comments and that they have not heard back from Mr. Pauley, so Mr. Archer is taking it that it is okay.

Review of Mr. Pauley's Comments (dated 1/17/2024):

- Cover Sheet – Sheet 1 of 9  
Mr. Archer explained that they made the requested changes.
- Subdivision Plan (Layout, Drainage & Grading) Sheet 4 of 9  
#1 - They extended it all the way to the end.  
#2 - They added an angle.

At this time, there was discussion regarding whether the Commission should require a public hearing for this Application. Mr. Fitzgerald explained that he is in favor of a public hearing. He said that they have already started clearing the lot and he contacted Margaret Washburn to stop them. Ms. Sigfridson stated agreement with Mr. Fitzgerald, based on the interest in the previous public hearing this evening, to give the public a chance to be heard.

Mr. Archer stated that the Application was submitted in the beginning of January and the two meetings in January were cancelled. Due statutory requirements for notices, the earliest meeting of the PZC that a public hearing could be scheduled would be March 6<sup>th</sup>.

Motion was made by A. Fitzgerald to schedule a public hearing for **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company, for March 6, 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 (5-0-0).

Ms. Sigfridson noted that if members of the public are not able to attend, either online or in person, written testimony can be submitted.

**b. Other New Business:**

1. **Bond Release Request:** Brooklyn Sand & Gravel, LLC, Bond No. 106459414; Renewal Date February 10, 2024.

A letter was received from SmithBrothers dated December 22, 2023 (included in packets to Commission Members. A letter from Linda Trahan, not dated (received February 5, 2024, included in packets to Commission Members).

There was discussion. Mr. Median explained that the Town has the bond. Mr. Tanner explained that the bond is for \$300,000 and that Mr. Jolley thinks that because he was grandfathered in to mine gravel, that his bond shouldn't be continued. Upon consulting with the Attorney, Mr. Tanner found that the Town still has the ability to put restrictions on what he does. Mr. Tanner explained that the bond is for reclamation and he stated that he does not see any reason to release the bond. Discussion continued. Mr. Medina was asked for his opinion and he stated that his opinion is that the bond should not be released. Mr. Fitzgerald stated that he has reclaimed anything. Mr. Maiato and Ms. Kelleher also expressed agreement about not releasing the bond. The Town will respond to the letter.

Motion was made by Gil Maiato to decline the **Bond Release Request:** Brooklyn Sand & Gravel, LLC, Bond No. 106459414; Renewal Date February 10, 2024.

Second by M. Sigfridson. No discussion.

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

**IX. Reports of Officers and Committees**

**a. Staff Reports**

1. **Report of Margaret Washburn, ZEO** – dated January 30, 2024 (included in packets to Commission Members.

No discussion.

- b. Budget Update** (1/1/2024 to 1/31/2024 included in packets to Commission Members) – No discussion.

**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. – (included in packets to Commission Members).

2. Wetlands Notice of Approval: SUBD 23-003 Tetreault Building Company, Map 23 Lot 38, Wauregan Road, RA Zone 7-lot subdivision. – (included in packets to Commission Members).

**c. Chairman's Report**

Newly elected Chairman, A. Fitzgerald did not have a report.

Ms. Sigfridson spoke about her time as Chair of the PZC and explained that, due to other obligations at this time, she is unable to devote the time necessary to continue in the position of Chair.

At this time Mr. Tanner explained that a pod is needed at the Prince Hill soccer field for storage of equipment. The two existing sheds leak. Per the Regulations, the only place where pods are allowed is in the RA Zone or the Restricted Business Zone. He asked the PZC for an opinion. There was discussion about going to the ZBA for a variance. Mr. Medina suggested that they could be required to make the pod look like a shed (pitched roof, siding, etc.). Mr. Fitzgerald suggested buying or building a shed. Discussion continued.

Comments from the Public:

- Matt Allen suggested calling Ellis Tech Carpentry. He feels that a pod could be more expensive than a new shed. He suggested demolishing the existing and build new.

**d. Commissioner Training Updates**

There was discussion. Mr. Medina was unable to locate Ms. Roberson's records regarding who has completed or still needs training.

**Public Commentary** – Please Note: Public comments may be heard in their entirety, as well as the entire meeting, by contacting the First Selectman's Office and requesting the link to the meeting.

- There was discussion with Paul Archer about one of Syl Pauley's comments regarding front yard setback for **SD 23-003** Seven-lot subdivision on Wauregan Road, as the plans may need to be modified. The plans show 30 feet along Wauregan Road, but Mr. Pauley requests 50 feet. Does the road count as perimeter? Mr. Archer indicated the locations/distances on the plan. Ms. Sigfridson read aloud from the Subdivision Regulations, then stated that her opinion would be 30 feet. Mr. Tanner stated agreement. Mr. Fitzgerald feels it should be 50 feet. Mr. Archer spoke of previous times (along Tripp Hollow Road and Tatnic Road) where 30 feet was approved. Mr. Medina stated that he feels we should go with what the Regulations say – 50 feet. Ms. Herring commented about consistency. Ms. Sigfridson commented that the Regulation needs to be clarified. Mr. Fitzgerald stated that it should be 50 feet. Ms. Sigfridson and Ms. Kelleher expressed agreement with Mr. Fitzgerald. Mr. Archer explained that it makes it tighter because they are corner lots and the Regulations don't address corner lots which have to meet two front yard setbacks.

Mr. Fitzgerald stated that his recommendation is 50 feet.

M. Sigfridson left the meeting at 8:47 p.m. (no longer have a quorum).

- Carrie Barna asked about the area that would part of the conservation subdivision.  
Mr. Fitzgerald explained about the area.  
Carrie Barna commented that East Brooklyn needs more corporations to come in to bring in more revenue for the community.  
Mr. Medina will look into it.  
Carrie Barna commented about a forum to get new members for Boards/Commissions.
- Carrie Juhasz, 38 Day Street, likes the idea of calling Ellis Tech regarding the sheds.  
Carrie Juhasz commented about long-term planning and establishing more clear guidelines to prevent further litigation in the future.  
Carrie Juhasz commented about the Fire Departments merging and asked how new sites are chosen for municipal buildings as part of the Planning and Zoning



process (site plan, change of use). She has questions regarding 15 South Main Street.

Mr. Fitzgerald stated that he doesn't know and would have to look into it. He said that we would have to have a set of plans in front of us and decide whether they fit the zoning and all of the requirements.

Mr. Medina explained that Zoning Regulations are constantly changing, a live document. Everything is in the Zoning Regulations.

Carrie Juhasz spoke about legal implications regarding shared rights of way.

Carrie Juhasz asked how to go about insuring the RA Zones to solidify open land to the point where it can't be developed.

Mr. Tanner explained about purchasing the development rights or purchase the land.

Mr. Fitzgerald explained that if it meets the Regulations, the only other option is to purchase it yourself.

- Mr. Fitzgerald stated that he would like discussion regarding clearing lots to be put on a future agenda.

## **Adjourn**

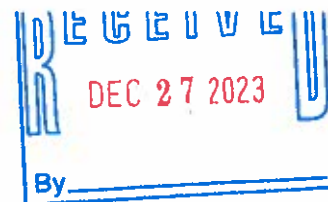
**A.Fitzgerald adjourned the meeting at 9:00 p.m.**

Respectfully submitted,

J.S. Perreault  
Recording Secretary

Attachment: Margaret Washburn's Report (dated 1/30/2024)

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT



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

Application # SD 23-003  
Check # 282 \$2,210.<sup>00</sup>

APPLICATION FOR SUBDIVISION/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 860 779-7711 Fax \_\_\_\_\_

Name of Attorney \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Subdivision ☒ Re subdivision \_\_\_\_\_  
Property location WAREGAN ROAD - RT 205  
Map # 23 Lot # 38 Zone RA Total Acres 15.2 Acres to be Divided 15.2  
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? NO

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. St... Date 12-26-23  
Owner: Mark A. St... Date 12-26-23

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

# **NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS**

## **ENGINEERING PLAN AND DRAINAGE REPORT REVIEW**

### **PERTAINING TO A**

### **7-LOT CONSERVATION TYPE OF RESIDENTIAL SUBDIVISION**

### **WAUREGAN ROAD (ROUTE 205)**

### **(ASSESSOR'S MAP 23, LOT 38)**

### **BROOKLYN, CT**

(January 17, 2024)

The comments contained herein pertain to my review of plans (9 sheets) for the construction of a seven (7) lot conservation type of residential subdivision with private road. The plans were prepared by Archer Surveying, LLC, dated October 27, 2023 (revised January 15, 2024), for Tetreault Building Company.

#### **Cover Sheet – Sheet 1 of 9**

1. The revision date of December 28, 2023 is incorrect. The plans have been revised as recently as January 15, 2024. If the intent is to show all revision dates on the Cover Sheet, the following revision dates will need to be added:

December 7, 2023

December 8, 2023

December 11, 2023

December 27, 2023

January 4, 2024

January 15, 2024

January 25, 2024 & February 19, 2024 added

Or, simply omit all revision dates except the most recent one.

2. Since this is a conservation type subdivision, add the word “Conservation” to the title of the plan set. **DONE**
3. The Archer Surveying, LLC logo should be the same as displayed on Sheets 2 thru 9 of 9. **DONE**

#### **Subdivision Plan – Sheet 2 of 9**

No comments

## Site Development Plan – Sheet 3 of 9

No comments

## Subdivision Plan (Layout, Drainage & Grading) – Sheet 4 of 9

1. Roadway baseline needs to be extended to property line to the rear property line of the turnaround and the “Profile Plan” needs to be updated to reflect this. **Extended to Sta 4+83**
2. The angle of the baseline at STA 3+79 needs to be added to the plan in order to accurately layout the baseline. **Angle provided**
3. The “recharge/energy dissipater” at the terminus of the 15” ADS pipe requires the following:
  - a. Deep soil test pit data (see Test Pits 3A and 7A data on Sheet 6 of 9) in the vicinity of the dissipater indicates seasonal high groundwater levels exhibited by mottling to be approximately 30”-40” below existing grade. Has this been taken into account in determining the number of precast concrete galleys needed to function in the design shown on the plan? **The Dissipater is located near the change in grade associated with the stream channel slope. Hinckley soils in such an area will likely not have seasonally elevated water tables, however, a deep test pit could be provided prior to the actual construction to confirm this. If evidence of seasonally elevated water are present, a 4" Perforated Pipe can be installed in the main stone body at an elevation equal to or below the bottom of the galleries. Such a drain would discharge to daylight with a screened outlet to exclude rodents.**

The drainage report submitted for review does not appear to acknowledge the presence of a seasonal high water table. Any seasonal high water at this location will decrease storage volume of the precast concrete galleys, thus making the submitted drainage calculations inaccurate. If this is the case, the drainage calculations need to be revised and resubmitted for review. The best way to prove the seasonal high ground water level question is by digging a deep test pit where the dissipater is to be constructed. Revised calculations will need to be submitted for review.

- b. Proposed grading of the area to accommodate the level spreader feature. **On the Plan**
  - c. The locations of monitoring and cleanout manholes (2) need to be added to the plan for future maintenance of the deep galleys. **shown on detail sheet**
  - d. The 15” pipe running from the double catch basin to the level spreader needs to be noted as being ADS N12 HDPE pipe, which has a smooth internal wall and is much stiffer than a pipe with a corrugated interior. **DONE**
  - e. Horizontal dimensions need to be added to the plan for construction purposes and section lines, i.e., A-A, B-B, need to be added to the plan and included on details to be added to Sheet 7 of 9. **Dimensions provided - general x-section shown on 7 of 9**
  - f. A detail showing plan view and longitudinal/transverse profiles of the dissipater with dimensions and material notes needs to be added to the plan set. **Plan view and cross section are provided**
  - g. Dedicated drainage easement boundaries for the maintenance and/or repair of the drainage system on private property. This shall be placed on the “Subdivision Plan” Sheet 2 of 9, too, and noted as a drainage easement. **Easement not necessary, this is all on LOT 7**
  - h. The responsibility for maintenance and repair of the level spreader needs to be spelled out on the plan. **Will be included in deeds along with provisions for shared road maintenance responsibilities**
4. A note needs to be placed on the plan regarding the drainage easement on Lot No. 7. **Not necessary, see 3g and 3h**
5. The radius of each edge of the driveway meeting Wauregan Road needs to be added to the plan. **DONE**

6. Direction of flow needs to be indicated for the existing 15" pipe running across Wauregan Road in the vicinity of the northwest corner of Lot No. 1. **DONE**
7. I recommend replacing the proposed 6" bituminous lip curb with a Cape Cod Berm, a detail of which is in the Brooklyn "Public Improvement Specifications." Reasons for this is that the berm stands up to impacts from a snow plow substantially better than lip curbing and the berm functions well in directing water to the double catch basin — it will also prevent water from entering the driveway to Lot No 7. **We prefer to use 6" bit curb due to the added height. This will be a private road not a public way and damage and repair of curbing will not fall to the Town of Brooklyn. The driveway to lot #7 can be graded in such a way as to prevent gutter flows from by passing the collection system.**
8. If the U.S. Postal Service does not deliver mail on a private road such as described on this plan, a gang mail box location with a detail of the mail box will need to be added to the plan. **Mailboxes will have to conform to USPS & CTDOT requirements, not a local issues**
9. The limit of the "Paved Driveway Apron" for each driveway needs to be added to the plan. **DONE**
10. Boundary markers are needed to define the private road right-of-way and at every angle point in the boundary of each lot. **Shown on plan**

### **Subdivision Plan (Profile) – Sheet 5 of 9**

1. It is standard to show existing and proposed baseline elevations displayed on each side of vertical stationing lines, respectively, at the bottom of the profile grid. The elevations need to be added to the plan for every 25' at this location. **This private road has a simple vertical and horizontal design, 25' intervals are not needed for review or construction stake out, 50' intervals are sufficient**
2. Slopes expressed in decimal percentage (4 places) need to be added to the baseline profile line. **Not needed required for review or stake out. Information is provided to the tenth of a percent which is 3 decimal places.**
3. It is unclear what the unattached LVC = 200' and LVC = 40' notations refer to. Remove them and place the vertical curve designations (length, stations and elevations) attached to the BVC and EVC stations. **LVC refers to the length of vertical curve and compliments data shown for design and stake out purposes**
4. Add the location of the double catch basins to the profile with inverts, top of frame, etc. noted. **DONE**

### **Detail Sheet – Sheet 6 of 9**

No comments

### **Detail Sheet #2 – Sheet 7 of 9**

1. A plan view and longitudinal axis profile needs to be added to the "Cross Section Recharge Dissipater Outlet" detail. Additionally, the title of the detail needs to be corrected. **A section detail and plan view are provided**
2. In the "Roadway Cross Section" it is recommended to change the "bituminous concrete curb" to a Cape Cod Berm, as depicted in Brooklyn's "Public Improvement Specifications." **Prefer 6" Bit curb, see earlier comment #7**
3. The side slope ratio of 3:1 needs to be added to the "Roadway Cross Section." **Done**
4. The professional engineer's name, signature and seal needs to added to this plan. Signature date shall not precede the latest revision date **Done**

### **Parcel History Plan – Sheet 8 of 9**

No comments

## Yield Plan – Sheet 9 of 9

No comments

### Conservation Subdivision Regulation 5A.5, Dimensional Standards

The front yard setback line for Lot Nos. 1 & 5 is shown to be 30' on the plan. This is incorrect in accordance with Regulation 5A.5.4., which stipulates that lots at the perimeter of the parcel shall have the setback required in a conventional development and in this case it is 50' for the RA Zone. The plan needs to be corrected to reflect this. **DONE**

### Conservation Subdivision Regulation 5A.6, Road Requirements

Regulation 5A.6.2.a. has not been met, as this specific note could not be found on the plans. The note as specified in this regulation shall be added to the "Subdivision Plan," Sheet 2 of 9, and "Subdivision Plan," Sheet 4 of 9, word-for-word. It is not sufficient to simply state that plans must meet Town of Brooklyn regulations.

### General Comments

1. Professional surveyor and engineer signature dates shall reflect the date of the latest revision date. To avoid confusion, all plans part of the "set" should bear the latest revision date. **done**
2. Will a Homeowner's Association need to be created for the ownership, maintenance and repair of the private road, drainage system, underground utilities, snowplowing, etc.? If so, this should be noted on Sheet 2 of 9. **Language related to rights, benefits and joint responsibilities for maintenance and repairs will be included in deeds of conveyance.**
3. The consultant's drainage calculations do not address Brooklyn Zoning Regulation 7.H.3., Stormwater Management. The drainage report needs to be revised to include these calculations and resubmitted for review. **See revised report**

*Syl Pauley, Jr., P.E.*

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



ARCHER Surveying L.L.C.

18 Providence Road, Brooklyn CT 06234

Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240



DAS 12/29/23

Rev 1/26/24

Rev. 2/19/2024

**Tetreault Building Company  
Proposed Subdivision and Private Road  
Revised Drainage Calculations**

**Description –**

The current proposal proposes to provide a 480' long private road for access to 7 proposed lots on Wauregan Road, CT Rte. 205 in Brooklyn, CT. The proposed road has been revised from an earlier concept to provide a single drainage inlet at the cul-de-sac with the road graded from north to south with a minor cut section in the existing terrain. The cul-de-sac is proposed to have a double catch basin with a 4' deep sump.

A short length of 15" ADS pipe connects the catch basin to the outlet structure, labelled on the plan as recharge/energy dissipater. This feature consists of 9 – 4x4x4 Concrete Leaching Galleys place side by side, in a bed of modified rip rap approximate 6' deep, 18' wide and 40' long. Twelve inches of the stone bed will be under the concrete units, with an addition 12" over the tops. This stone surface will extend to the final grade and will provide a less aggressive means of discharging storm water than a rip-rap outlet or simple level spreader. It is expected that during less intense storm events, this configuration will provide recharge to the ground water system rather than fill to the point of overflow. During more intense storm events the up welling waters will seep onto the surrounding grass surface and ultimately recharge the downstream wetlands.

**Watershed Conditions –**

The attached plan shows the watershed area contributing to this inlet structure as approximately 1.76 acres. The surface cover in the developed condition will have a combination roof top, pavement and lawn. These are estimated at 3000 sf, 16,400 sf, and 57,400 sf respectively for a weighted surface coefficient of 0.6.

**Hydrologic / Review –**

Using the Rational Runoff Method, we calculate that the discharge of a storm system is equal to the Storm Intensity (i) x the watershed area (A) x the surface coefficient (C). In this situation using a 10 minute time of concentration and a 25 year return interval the values present themselves as  $Q = 4.2 \text{ iph} \times 1.76 \text{ ac} \times 0.6 = 4.44 \text{ cfs}$ .

The pipe from the inlet to the Dissipater is 15" ADS with a slope of 5.3% and a full capacity of 10.9 cfs. This is acceptable and will handle to calculated stormflow. \

### **Discharge Considerations –**

The Dissipater functions similarly to a level spreader with the added benefit of dispersing the stormflow through infiltration and in extreme cases passive overflow from the stone bed to the surface. The Dissipater (18'x40'x 6') contains nine 4x4x4 leaching galleys and provides approximately 2450 cubic feet of storage. Located in Hinckley soils with a published infiltration rate in excess of 20 inches per hour (40ft per day).

The 25-year design storm presented above generates 2664 cubic feet of water for that short duration, essentially storing 92% of the total volume in the Dissipater. This will be recharged directly to the soil, with the balance percolating through the stone surface. The area surrounding the stone bed is to be maintained as lawn.

It is commonly thought that 90% of all storms result in 1" or less precipitation regardless of duration. One inch of rainfall over this study area generated approximately 3850 cubic feet of runoff. The first 2450 cubic feet will be retained, 1400 cubic feet to either recharge or overflow. Hinckley soils with an infiltration rate of 40 ft/day should theoretically be able to process 9600 cubic feet per day for the interface area provided by the Dissipater, so depending on the duration of a particular storm event, it is clear that the recharge component is substantial.

### *1/26/24 Additional Commentary –*

*A follow-up review has noted that the methodology presented above is note in strict conformance with Town of Brooklyn's Zoning Regulations section 7.H.3 which refers to the CT Stormwater Quality Manual, specifically section 7.4 - Pollution Reduction, WQV; section 7.5 - Groundwater Recharge; and, section 7.6 -Peak Flow Control*

*The Water Quality Volume and the Ground Water Recharge volume as calculated using the CT Storm Water Quality Manual for the 1.76 Acre watershed contributing to the drainage collection system is 1742 cu. ft. This only 70% of the available storage provided in the Dissipater, under typical dry conditions. It has been observed that the even though Hinckley soils are generally very well drained, there is a possibility that some of the dissipater's function may be diminished due occasional elevated soil water levels. The test pits evaluated for septic system suitability on lots 3 and 7 indicate that the B and C horizons are generally coarser soils, with some sands and gravels. The percolation tests, likewise confirm that these soils have high conductivity characteristics.*



## *Peak Flow Control per the Manual*

**7.6.1 Stream Channel Protection** – not applicable, less than 1 Acre Impervious

**7.6.2 Conveyance Protection** – connecting pipe between basin and dissipater sized in excess of 10-year, 24 hour storm

**7.6.3 Peak Run-off Attenuation** – The change in surface cover of 19,400 sf over the catchment area of 1.74 results adjusts the cover coefficient from 0.5 to 0.6 or a  $\Delta C=0.1$

*The change in flow from pre to post development is equal to the  $\Delta C \times I \times A$ , therefore*

*$\Delta Q$  10 year 24 hour storm =  $0.1 \times 0.20 \text{ iph} \times 1.76 = 0.0352 \text{ cfs}$  or 3050 cu ft.*

*$\Delta Q$  25 year 24 hour storm =  $0.1 \times 0.23 \text{ iph} \times 1.76 = 0.0405 \text{ cfs}$  or 3500 cu ft.*

*$\Delta Q$  100 year 24 hour storm =  $0.1 \times 0.29 \text{ iph} \times 1.76 = 0.0510 \text{ cfs}$  or 4400 cu ft.*

*These volume increases are accommodated by the proposed dissipater through storage, infiltration and when needed seepage to the surface(see above)*

**7.6.4 Emergency Outlet Sizing** – by extending the rip rap to the surface, 900 sq ft. of area available to slowly relieve any overmatching of the dissipater by an unusually rare and powerful storm event.

**7.6.5 Down Stream Analysis** – The watershed contributing to the dissipater is 1.74 acres. Any runoff that exceeds the storage volume provide will first infiltrate to help recharge the soil moisture and if further exceeded during extreme events will up-well to the surface and run overland to Creamery Brook. The Creamery Brook Watershed is nearly 1000 acres in size and contains a large wetland system.

*The construction of this road and driveways will have no perceptible impact downstream*

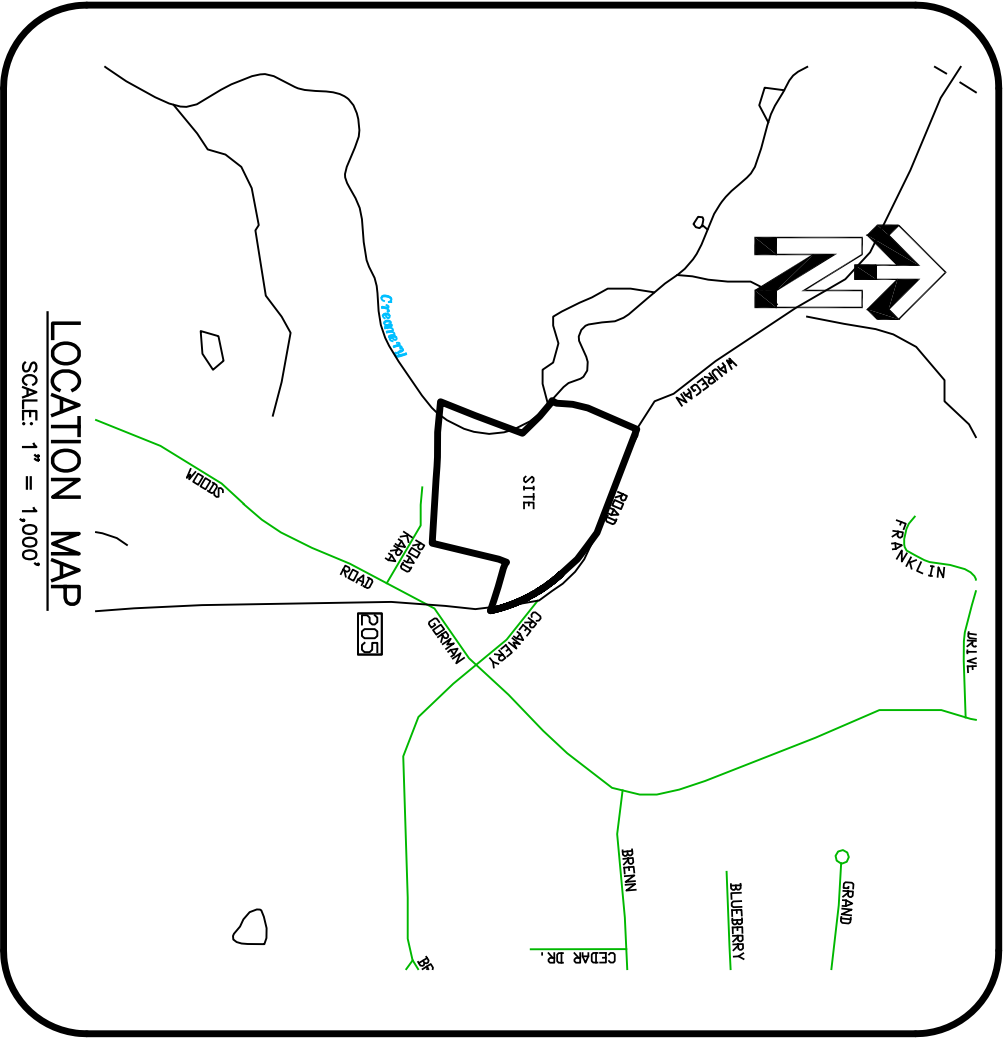
# 7 LOT CONSERVATION SUBDIVISION

## PREPARED FOR

### Tetreault Building Company

Wauregan Road - Route #205  
Brooklyn, Connecticut

October 27, 2023  
Revised: February 21, 2024



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: \_\_\_\_\_

PREPARED BY



#### INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 9
SUBDIVISION	SHEET 2 OF 9
SITE DEVELOPMENT PLAN	SHEET 3 OF 9
SITE DEVELOPMENT PLAN "30"	SHEET 4 OF 9
ROAD PROFILE	SHEET 5 OF 9
DETAIL SHEET #1	SHEET 6 OF 9
DETAIL SHEET #2	SHEET 7 OF 9
HISTORY & PARCEL MAP	SHEET 8 OF 9
YIELD PLAN	SHEET 9 OF 9







1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300C-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, 1946

- Soil Data:

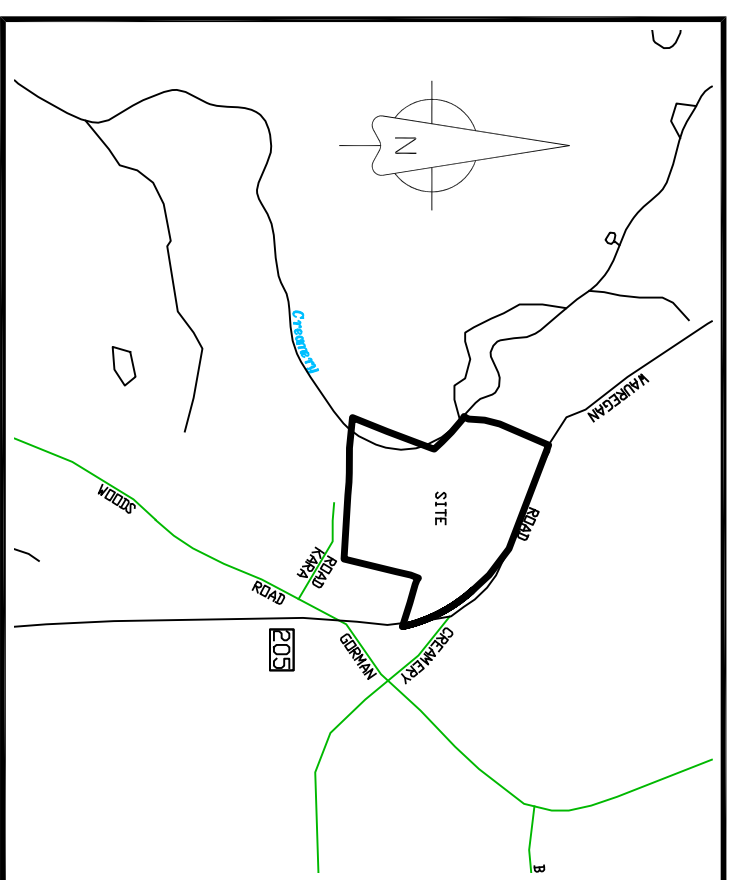
## LEGEND

Diagram illustrating a road intersection. A road segment is shown with a bearing of  $S\ 65^{\circ}25'00''\ E$  and a distance of  $1.44'$  from a point to the road.

Proposed Private Drive  
Area 29,584 +/- Sq.Ft / 0.68 +/- Acres  
Right of Way & Utility Easement in Favor of  
Lots 1,2,3,4,5,&6

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

- Proposed Slight Line Easement over Lot 38-1 in favor Proposed Lots 1,2,3,5,6,47



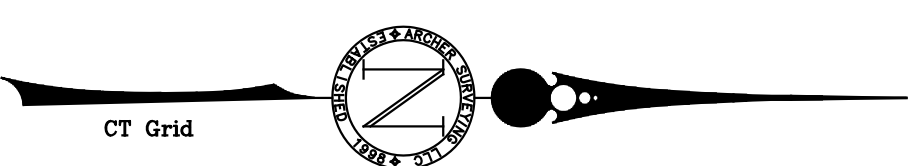
To my knowledge and belief, this map is substantially correct as noted hereon.

correct as noted

02/12/2024

**FIVE** **021211**  
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.



33362 Sq. Feet  
0.7659 Acres  
4869 Sq. Feet  
0.1118 Acres

Chrd Length: 322.98  
Bearing: S 30°55'38" E  
Δ 23°15'18"  
R: 801.26  
L: 325.71

# Site Development Plan

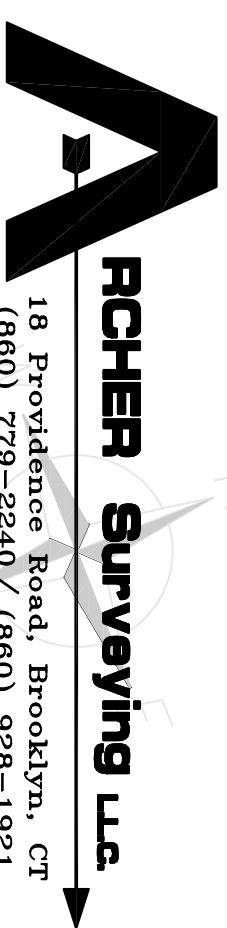
"7 Lot Conservation Subdivision"

Prepared For:

**Tetreatlt Building Company**  
Wauregan Road - Route #205  
Brooklyn, Connecticut

DRAWING SCALE: 1"=60'

0 30 60 120



18 Providence Road, Brooklyn, C  
(860) 779-2240 / (860) 928-1921

**AVT**  
**associates**

**LOUIS J. SOJA, JR.**

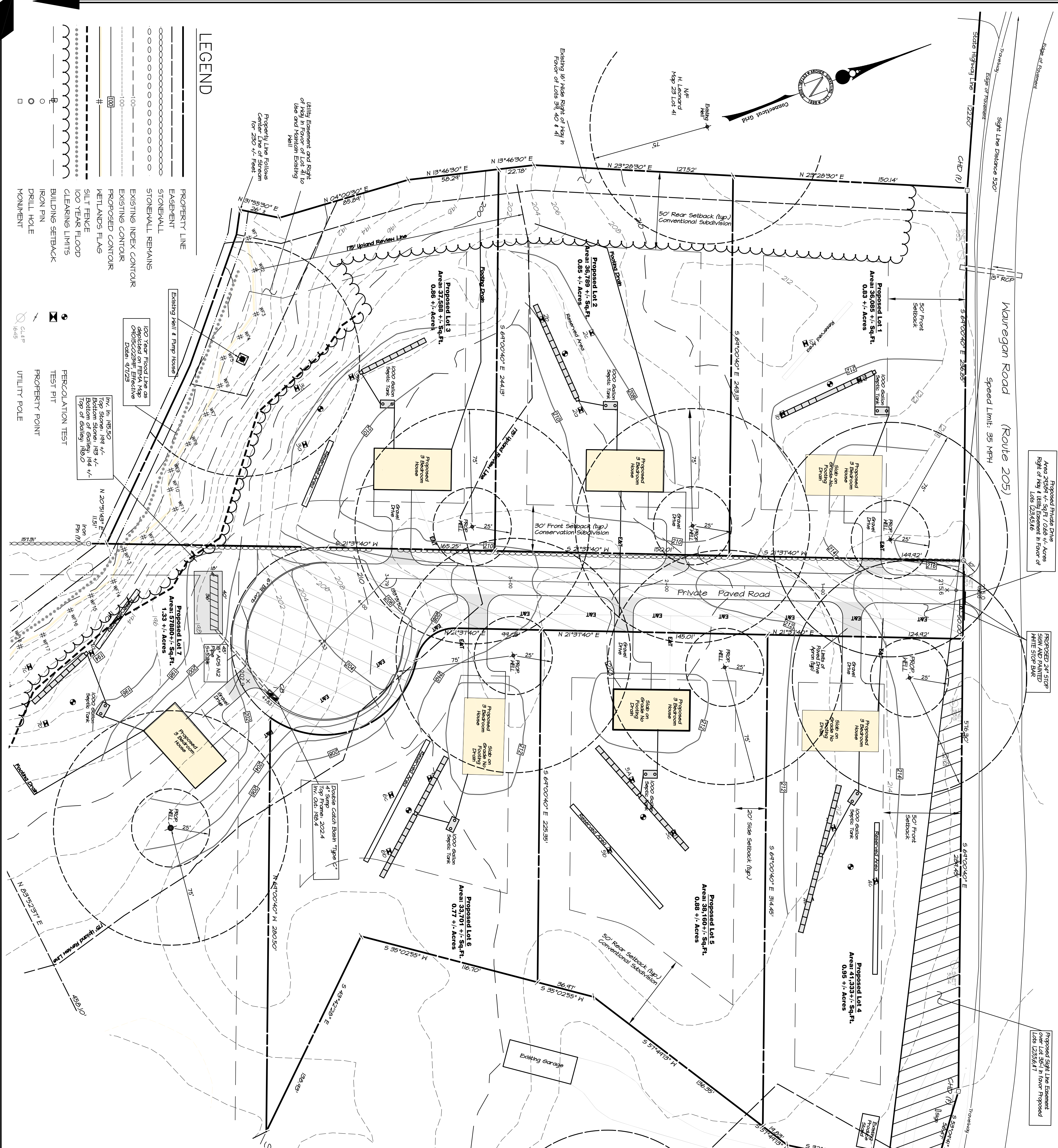
REVISIONS	
DATE	DESCRIPTION
12/18/23	Misc.
12/28/23	Misc.
12/28/23	Misc.
02/21/24	Engineers Comments

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





REVISIONS	
DATE	DESCRIPTION
12/6/2023	Misc. Edits
12/18/2023	Pioneer's Comments, Revised Road Design
12/21/2023	Misc. Edits
01/04/2024	Health Department Comments
01/15/2024	Engineers Comments
02/21/2024	Engineers Comments

DAVID A. SMITH, P.E., LEED AP  
02/21/2024

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02/21/2024

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02/21/2024

- Notes
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300c-20 and the Standards for Surveys and Maps in State of Connecticut, as amended, adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1986.
  - This Survey conforms to a Class "A2" Horizontal Accuracy.
  - Survey Type: Subdivision Plan.
  - Boundary Determination: Original on Proposed Boundary.
  - Intent: 1 Lot Conservation Subdivision.
  - Total Area of Subdivision = 6.53 Acres.
  - North Orientation: Depicted Hereon is approximate North American Datum 1983 (NAD83). Based on Global Positioning System Observation.
  - Vertical Datum: Depicted Hereon is Approximate North American Vertical Datum 1986 (NAVD86). Based on elloidal Positioning System.
  - Topographic Features: Depicted were taken from NOAA LiDAR Data and conforms to Topographic Accuracy Class "T-D", Contour Interval=2', Vertical Datum = Approx. NAVD 86.
  - Zone = RA.
  - Parcel is shown as Lot #38 on Assessor's Map #23.
  - This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area.
  - Wetlands shown were flagged in the field by Joseph Theroux, Certified Soil Scientist February 8 December 2023.
  - There are not known endangered species or species of special concern on the subject property June 2023 National Diversity Data Base Mapping.
  - Parcel does not lie within an aquifer protection area.
  - The Conservation 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.
  - Passive solar energy techniques were considered in the design of the subdivision.
  - Sight Line was taken: 15' off the travel May 4 at 40' height.

DAVID A. SMITH, P.E., LEED AP  
02/21/2024

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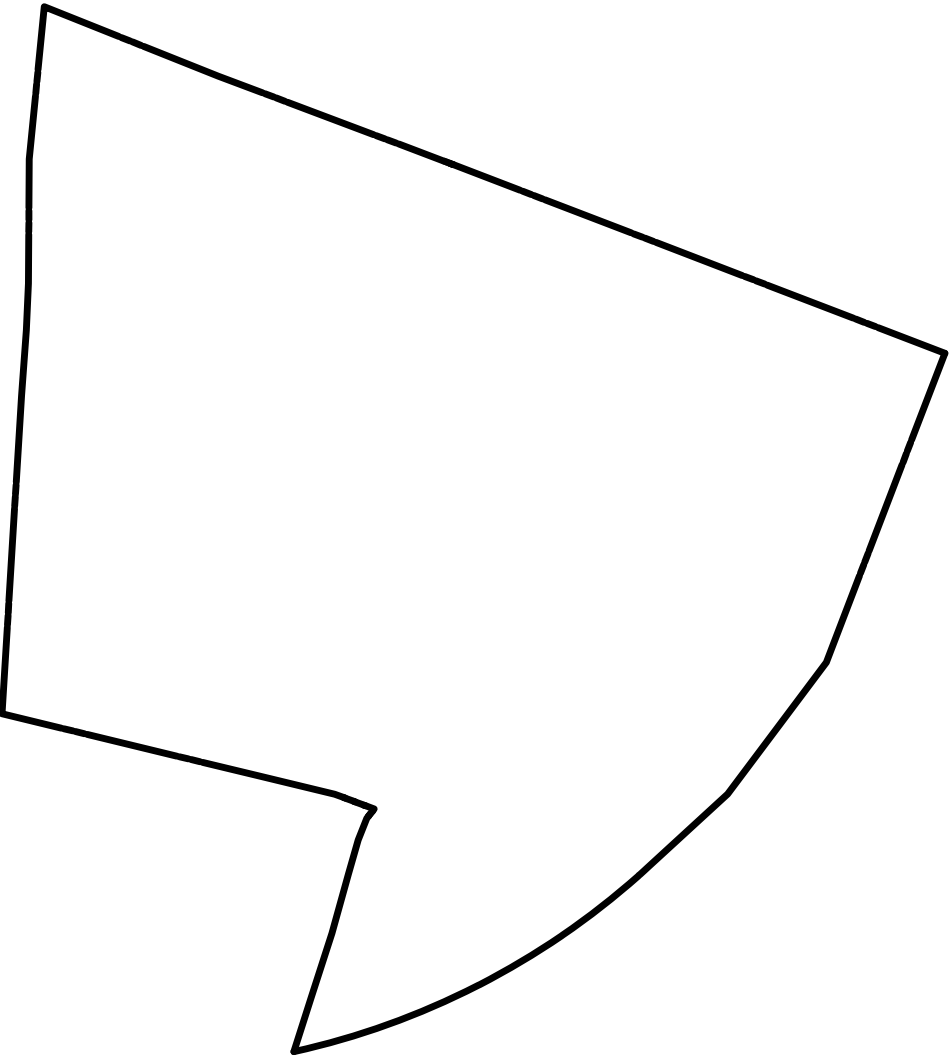




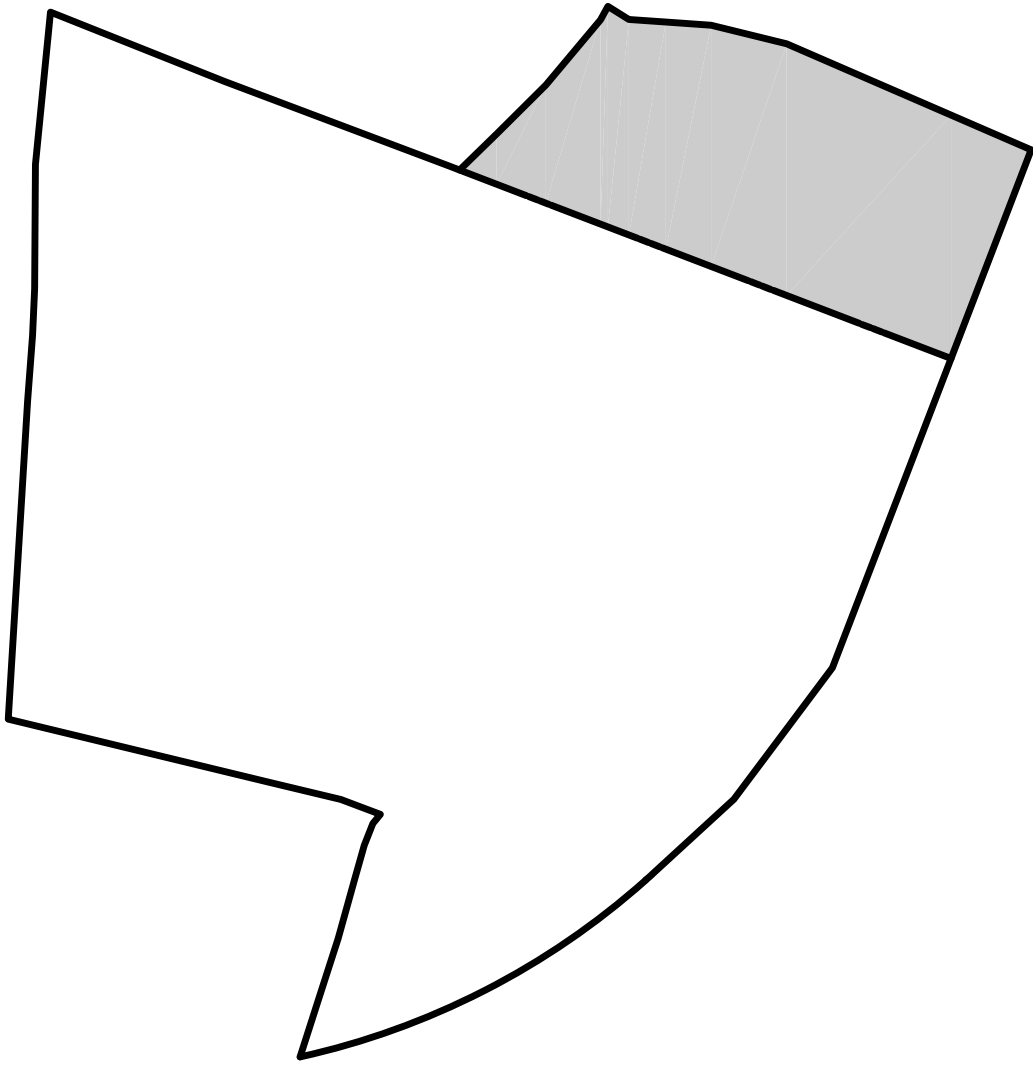




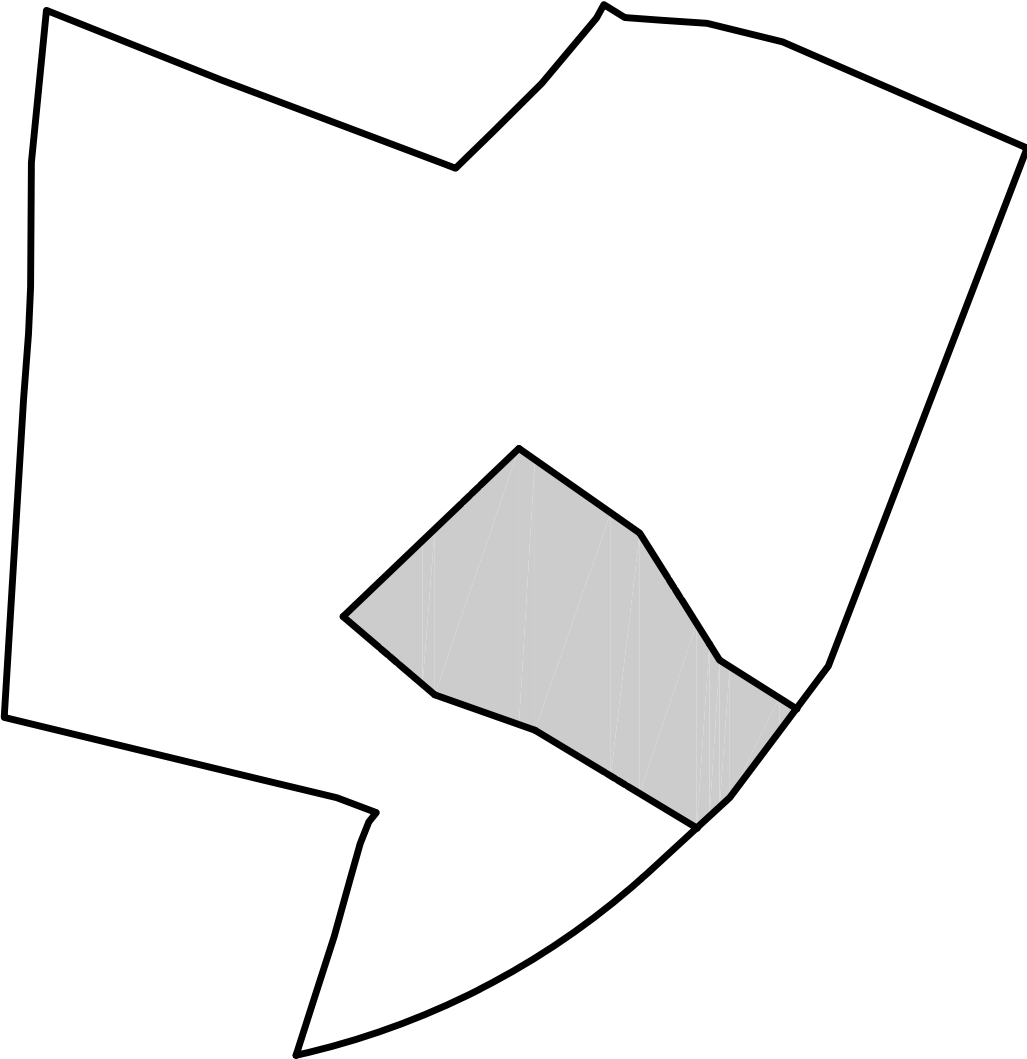




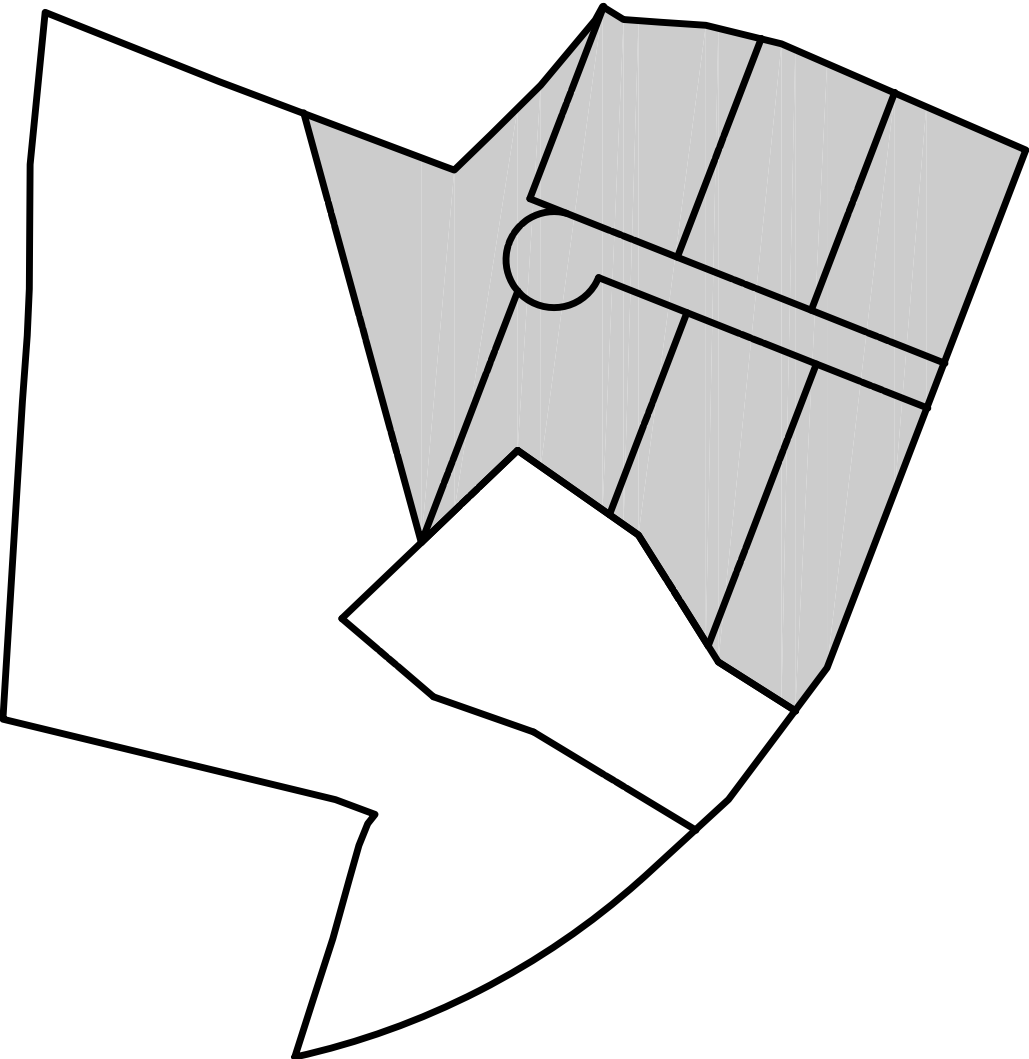
Original Tract  
May 1927  
Vol. 21 / Pg524



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 Pabulis	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 & Riia Manso	8/21/1957	33 / 449
Paul & Riia Manso	Rene & Jeanne Gervais	6/6/1960	35 / 254
Rene & Jeanne Gervais	Louis & Forrestine Lizotte	11/13/1962	37 / 147
Louis & Forrestine Lizotte	Daniel & Teresa Masse	8/20/1965	34 / 411
Teresa Masse	Michael Masse	4/24/2005	362 / 278
Estate of Michael Masse	Teresa Masse	4/14/2023	710 / 154
Estate of Teresa Masse	Tetreault Building Company	4/4/2023	710 / 140

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



01/25/2024

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
01/25/24	Misc
02/27/24	No Revisions

**Parcel History Plan**  
"7 Lot Subdivision"

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

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

**Louis J. Soja, Jr.**  
Senior Surveyor - 0075 License

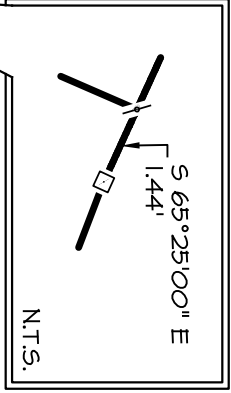
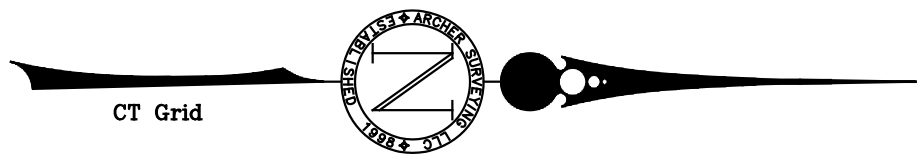
DRAWING SCALE: 1"=200'

0 100 200 400

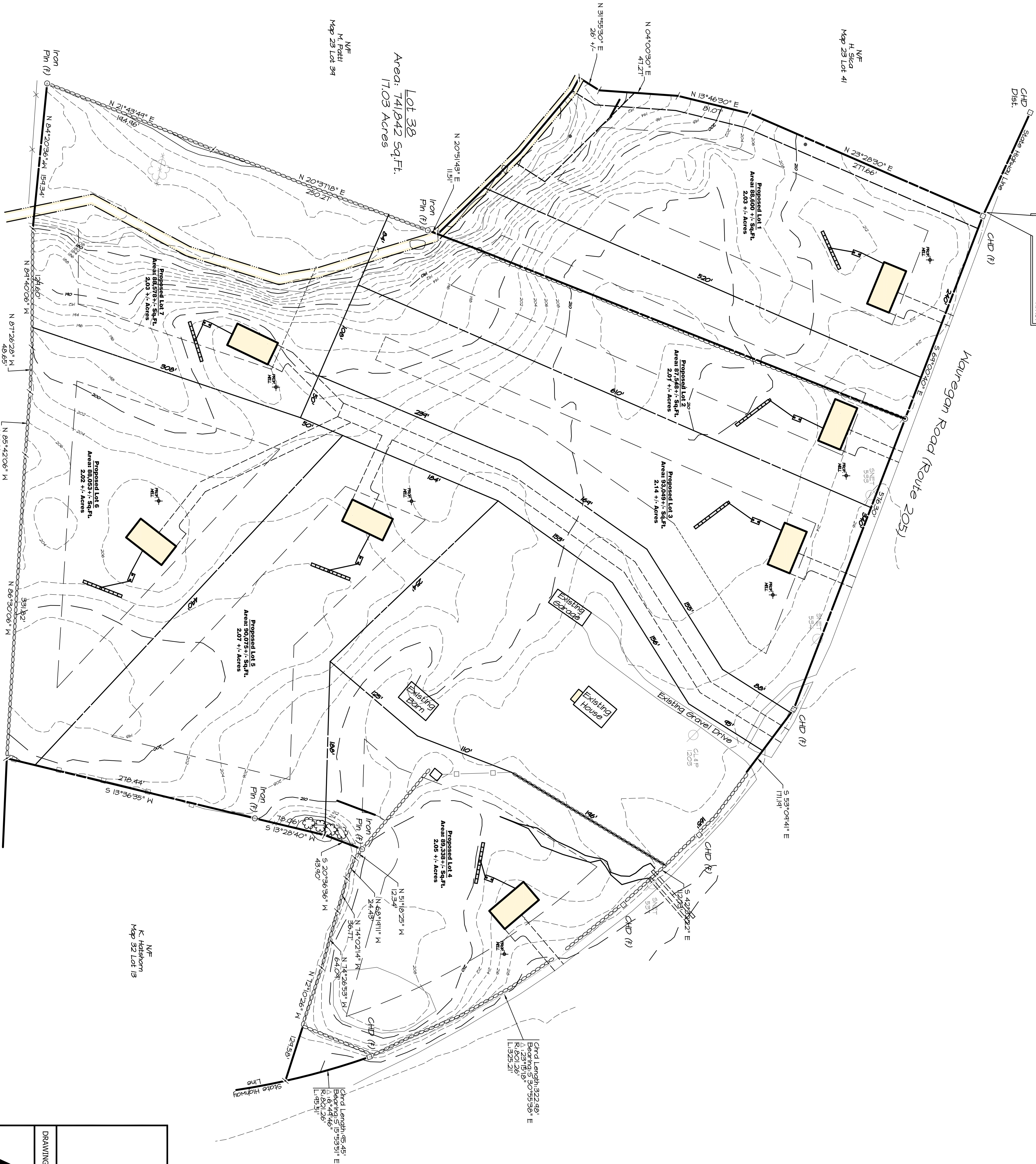
Sheet No. 8 OF 9

Project No. AS 223

Date: 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



REVISIONS	
DATE	DESCRIPTION
12-28-23	Misc.
01-25-24	Misc.
02-21-24	No Revisions

**Yield Plan**

"7 Lot Conventional Subdivision"

Prepared For:

**Tetreault Building Company**

Wauregan Road - Route #205

Brooklyn, Connecticut

**RICHER Surveying LLC**

18 Providence Road, Brooklyn, CT

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

**LOUIS J. SOJA, JR.**

LIC. SURVEYOR

DRAWING SCALE: 1"=200'

0 100 200 400

Sheet No. 9 OF 9

Project No. AS 223

Date: October 27, 2023

PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE  
IN  
ZONING BOUNDARY



Date 2-17-24

Application # ZC 24-001

Public Hearing Date 3/19/2024  
Effective Date \_\_\_\_\_

Commission Action \_\_\_\_\_

FEE \$ 250.00  
State Fee \$ 60.00

Check # \_\_\_\_\_

Name of Applicant Robert H. Perry, Sr. Phone 860-234-7279

Mailing Address 202 South Street, Brooklyn, CT 06234

Applicants Interest in the Property Owner

Property Owner Cynthia and Robert Perry, Sr. Phone 860-234-7279

Mailing Address 202 South Street, Brooklyn, CT 06234

MAP <u>40</u>	LOT <u>13</u>	LOT SIZE <u>3 Acres</u>
MAP _____	LOT _____	LOT SIZE _____
MAP _____	LOT _____	LOT SIZE _____

More lots , repeat above on separate sheet

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

REQUEST CHANGE: FROM RA TO R30  
REQUEST CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_  
REQUEST CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_

More changes , repeat above on separate sheet

REASON FOR REQUEST: To be able to divide the tract into lot(s) in  
accordance with R30 zoning regulations

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



## **Margaret's Report 2/28/2024**

### **Zoning Permits issued:**

**459 and 481 Wolf Den Road – Nicole Wineland-Thompson Fisher.** Special Event Facility (Willow Hill) not approved for overnight accommodations. This zoning permit is issued following PZC approval of the original Special Permit on 3/21/23, and the PZC approval of the modification of the Special Permit on 12/19/23.

**395 Tripp Hollow Road – Square 1 Building Associates.** New single-family dwelling with attached garage, front porch and rear deck.

**19 Hamilton Avenue – David Church.** After-the-fact shed to enclose a hot tub.

**24 Providence Road – Flue Doctor Chimney Service LLC.** Approved as minor modifications visible from the public roadway in the VC Zone: Existing driveway-side porch: Installation of pressure treated decking, steps, and pressure treated railing. Existing attached shed: expand the driveway and rear doorways to create an open walk-through. Shed will still have an entry door within the walk-through. Rear Deck: Rebuild same depth but wider to meet the house using pressure treated framing, decking, stairs, and pressure treated railing.

**Final Certificates of Zoning Compliance issued:** None.

**Sign Permits issued:** None.

**Home Offices Documented:** None.

**ZBA Variances Granted:** None.

### **Other Business:**

**4 Day Street - Adhyashakti Property, LLC.** Notices of Violation for Zoning and Blight Violations were issued. An unpermitted donation bin has been removed from the property. Numerous illegal signs and colored flashing lights were removed. Debris, trash and litter, abandoned household items and construction debris at the rear of the property have been removed. Compliance has been achieved.

**19 Hamilton Avenue – David Church.** A Notice of Violation for a Zoning Violation was issued for constructing an accessory building without a zoning permit. Compliance has been achieved.

**137 South Main Street - 137 South Main Street LLC.** A Notice of Violation for a Blight Violation was issued for debris and discarded household items on a sidewalk and front lawn. Compliance has been achieved.

# Town of Brooklyn

## P&Z Budget FY24

Fiscal Year: 2023-2024

From Date: 2/1/2024

To Date: 2/29/2024

- ☐ 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	\$200.00	\$2,000.00	\$2,800.00	\$2,800.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Servic	\$10,000.00	\$0.00	\$2,860.00	\$7,140.00	\$0.00	\$7,140.00	71.40%
1005.41.4153.53200	Planning & Zoning-Professional	\$110.00	\$0.00	\$80.00	\$30.00	\$0.00	\$30.00	27.27%
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	\$1,125.24	(\$125.24)	\$376.72	(\$501.96)	-50.20%
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	\$200.00	\$6,065.24	\$12,344.76	\$3,176.72	\$9,168.04	49.80%

End of Report



# TOWN OF BROOKLYN

## Office of the Town Planner

69 South Main Street, Suite 21  
Brooklyn, CT 06234  
Tel.: (860) 779 3411

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### MEMORANDUM

TO: Town of Brooklyn Planning and Zoning Commission

FROM: Manuel Medina,

DATE: March 6, 2024

SUBJECT: **SD 23-003:** Seven Lot Subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38).  
Applicant: Tetrault Building Company. AND Guidance for Home Office VS. Home Business.

---

Date Submitted		December 27, 2023	
Date of Receipt		January 3, 2024	
Deadline for Decision		65 Days from date of receipt	
Extension Eligible?	Yes, applicant consent	Total Possible Days	65
Plans Reviewed:	Subdivision Plan: 7 Lot Conservation Subdivision. Prepared by Archer Surveying, LLC for Tetrault Building Company. Pages 1-9 inclusive. Dated 9-27-24 <b>Rev: 2/21/24</b>		

---

### Application Summary:

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Per the materials submitted, this application seek approval to:

1. Subdivide a 14.34AC parcel to create 7 building lots.
2. To provide a 7.47 AC area to be placed in Open Space per section 5A of the subdivision regulation.
3. To create a privately owned and maintained road in perpetuity by a Homeowner's Association.

---

### Plan Comments:

---

#### 1. 5A.5.4 – Dimensional Standards:

All subdivision perimeter setbacks must comply with the underlying zone (RA) requirement of 50 feet.

<b>Comment:</b>
-----------------

<i>Addressed</i>
------------------

---

Staff Comments:

---

**Town Engineer:**

Review from the Town Engineer has not yet been received as revised plans were recently resubmitted.

**Comment:**

*Due to time constraints related to the submittal of the revised plans and staff schedule. The Town Engineer will not be able to provide a review and recommendation in a timely manner for tonight's meeting.*

**Town Planner:**

Revised plans were provided to Town Staff on Friday February 23, 2024. Planning and Zoning concerns have been addressed. No further concerns from Planner or ZEO with regards to plot plans.

**Comment:**

*On February 26, 2024 Town Staff requested applicant's land surveyor, Mr. Paul Archer, grant an extension of 13 days for staff to complete their reviews and provide commentary.*

---

Staff Guidance:

---

Based on the materials submitted by applicant and staff reviews. Town Staff advises the Commission to continue their deliberations on the application during their next scheduled meeting on March 19, 2024 to allow for the Town Engineer to complete his review.

---

## Home Office VS. Home Business – Kayak Rentals

Town Staff received an inquiry regarding a home-based business use. The proposed use is to run a kayak rental business/operation from an apartment in a two-family home located in the R-10 zone (Address: 4 Greenway Drive).

Below are the relevant sections of the zoning regulations. Section 6.A.2 Home Office and Section 6.A.3 Home Business.

## **6.A.2. HOME OFFICE**

### **6.A.2.1. TYPE OF APPROVAL**

A Home Office is permitted as an accessory use to any residential dwelling in any zone with no approval required (i.e. – “as of right”) provided the use complies with the standards and criteria in Section 6.A.2.2.

### **6.A.2.2. STANDARDS AND CRITERIA**

1. There shall be no change in the exterior of the building or dwelling; no outside display or storage of materials, goods, supplies or equipment; nor is there any exterior visible evidence of home office use.
2. Only 2 employees other than family members residing in the dwelling shall be employed in the Home Office use.
3. The Home Office use shall be operated from either the dwelling or a structure that is clearly incidental to the use of a property for a dwelling.
4. There shall be no traffic, noise, or electrical interference associated with the Home Office use that exceeds that normally associated with a dwelling.
5. There shall be no hazardous, flammable or combustible liquids, materials and/or wastes located, stored, used, or displayed in association with uses as a Home Office other than that normally associated with a dwelling.
6. Off-street parking shall be provided for all employees.



### **6.A.3. HOME BUSINESS**

#### **6.A.3.1. TYPE OF APPROVAL**

1. Establishment of a Home Business requires site plan review by the Commission in accordance with Section 9.C of these Regulations.
2. Approval of the Site Plan by the Commission will authorize the issuance of a Zoning Permit for a Home Business.

#### **6.A.3.2. STANDARDS AND CRITERIA**

1. A Home Business may only be established in the Residential-Agricultural, Village Center, or Planned Commercial Zones.
2. The property utilized for a Home Business use shall have a minimum lot area of 40,000 square feet.
3. The Home Business use shall be clearly secondary to the residential use of the property, and shall not change the residential appearance of the lot or the residential character of the neighborhood.
4. If located within the primary dwelling, the Home Business shall not utilize more than 50% of the floor area of the primary dwelling.
5. The Home Business use may occupy an accessory building providing that the location and appearance of the accessory building is consistent with the residential character of the lot and of the neighborhood.
6. If located within an accessory building, the Home Business shall not utilize more than an area equal to 50% of the floor area of the primary dwelling except that the Commission may authorize the use of up to 50% of the floor area of the accessory building as it existed as of January 26, 2011.
7. The Home Business use shall not employ more than two persons other than resident family members.
8. The appearance of the lot and of the structures on the lot shall not be altered in a manner that would cause the building or dwelling to differ from its residential character by the use of materials, construction, lighting, and signs, or by the emission of sounds, vibrations, or electrical interference.
9. There shall be no exterior storage of goods, supplies, or materials associated with the Home Business.
10. There shall be no hazardous materials stored, used, or displayed in association with use as a Home Business other than that normally associated with a dwelling.
11. On-site parking shall be provided to accommodate the parking needs of the home business in accordance with Section 7.B of these Regulations.
12. Landscape buffers shall be provided in accordance with Section 7.C of these Regulations.
13. Not more than three (3) commercial vehicles associated with the Home Business shall be parked and/or located on the premises at any one time.

Reviewing the proposal, staff came up with the following considerations:

1. Number of kayaks stored in the garage.
2. Visitor parking & increased trips in and out of the neighborhood.
3. Group size limit – outdoor recreation activities are usually done in a group.
4. Future growth of the business – e.g. additional storage of equipment, additional recreational activities (as proposed: scavenger hunts).

5. What will be the plan for when the business outpaces the incidental use of the dwelling.
6. Storage of additional equipment such as recreational boats and trailers.

Town Staff is requesting the Commission provide guidance on how to categorize the subject home-based business use for permitting purposes.



neccog

## Parcel Location - 4 Greenway Drive



1: 9,028



0.3 0 0.14 0.3 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

### Legend

- Town
- Buildings 2012
- Parcels
- Brooklyn Zoning
  - AQ Overlay
  - Floodplain Overlay
  - GWPOverlay
  - 169Overlay
  - R-10 Residential
  - R-30 Residential
  - RA Residential-Agricultural
  - VC Village Center
  - PC Planned Commercial
  - RB Restricted Business
  - NB Neighborhood Business
  - MMUD Mill Mixed Use Devt.
  - IND Industrial
  - GCO Golf Course Overlay
  - PLO Paradise Lake Overlay

### Notes

4 Greenway Drive  
Home-Based Business  
Kayak Rental





neccog

## Parcel Location - 4 Greenway Drive



### Legend

- Town
- Buildings 2012
- Parcels



1: 4,514



0.1 0 0.07 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

### Notes

4 Greenway Drive  
Home-Based Business  
Kayak Rental



4 Greenway Dr



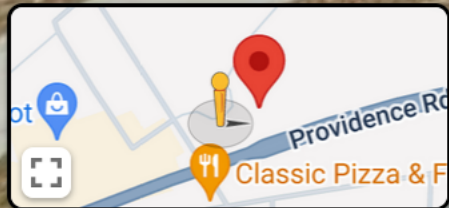
6 Greenway Dr

Brooklyn, Connecticut



Google Street View

Oct 2015





4 Greenway Dr



6 Greenway Dr

Brooklyn, Connecticut



Google Street View

Oct 2015

