

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Agenda
Tuesday, March 19, 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	
Video call link: https://meet.google.com/ydf-fzsx-ahb	Or dial: (US) +1 518-499-6440 PIN: 321 990 545#
More phone numbers: https://tel.meet/ydf-fzsx-ahb?pin=9730088782536	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting March 06, 2024
- V. Public Commentary** (*3 minutes maximum per person*)
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices**
 - b. **Continued Public Hearings:**
 - 1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38),
Applicant: Tetreault Building Company
 - c. **New Public Hearings:**
 - 1. **ZC 24-001** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40 & Lot 13) Applicant: Robert H. Perry, Sr.
 - d. **Other Unfinished Business:**
- VII. New Business:**
 - a. **Applications:**
 - 1. **SPR 24-001** Site Plan Review for Craftsperson including accessory sales of craft items created by the craftsperson on 63 Canterbury Road (Map 24, Lot 91), Applicant: Ethan DeSota.
 - b. **Other New Business:**
- VIII. Reports of Officers and Committees**
 - a. **Staff Reports**
 - 1. **Report of Margaret Washburn, ZEO.**
 - 2. **Report of Manuel Medina, Interim Town Planner.**
 - b. **Correspondence**
 - c. **Chairman's Report**
 - d. **Commissioner Training Updates**
- IX. Public Commentary**
- X. Adjourn**

Allen Fitzgerald, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
MEETING
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: https://us06web.zoom.us/j/87925438541	or Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656	
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting	

MINUTES

- I. Call to Order** – Allen Fitzgerald, Chair, called the meeting to order at 6:30 p.m.
- II. Roll Call** – Allen Fitzgerald, Carlene Kelleher, Gil Maiato, Seth Pember and Lisa Herring (all present in person).
John Haefele was present via Zoom.
Michelle Sigfridson and Karl Avanecean were absent with notice.

Staff Present: Manuel Medina, Interim Town Planner (present via Zoom); Austin Tanner, First Selectman.

Also Present in Person: David Smith, Professional Engineer & Land Surveyor with Archer Surveying.
There were two additional people (Michael Zmayefski and Ray Preece) present in the audience.

Present via Zoom: Carrie Barna; Michael D’Amato; Bob; Paul and Pamela Manocchio.

- III. Adoption of Minutes:** Meeting February 07, 2024

Motion was made by G. Maiato to adopt the Minutes of the Meeting of February 7, 2024, as presented.
Second by C. Kelleher. No discussion.
Motion carried unanimously by voice vote (6-0-0).

- IV. Public Commentary** (*3 minutes maximum per person*)- None.

V. Unfinished Business:

- a. **Reading of Legal Notices** – M. Medina read aloud the Legal Notice for SD 23-003.
- b. **Continued Public Hearings** – None.
- c. **New Public Hearings:**
 1. **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38),
Applicant: Tetreault Building Company

David Smith, Professional Engineer & Land Surveyor with Archer Surveying represented the Applicant and gave an overview:

- Mr. Smith explained that the property was reviewed as a conventional subdivision and that they had decided to go with a conservation subdivision – A 14.5-acre parcel with 52 percent to be preserved as open space.
Seven building lots off of a private, large common driveway with mutual rights supporting each other

- Mr. Smith reviewed each sheet of the plans.
- They received IWWC approval.
- The Health Department has indicated that they are happy with the soil test results for the septic systems.
- Mr. Smith stated that they have a letter of review from the CT DOT. They will have a single driveway cut that services just under 500 feet of 18-foot wide, paved road with a cul de sac at the end of it, providing access to the seven new driveways for the seven new homes. Mr. Smith explained about the areas where they will be cutting a couple of feet and where they will be filling a couple of feet. They will be importing specialty materials for base, but by-and-large the earthmoving is intended to try to balance itself out.
- Mr. Smith explained and indicated (Sheet 3 of the Plans) that the original home was carved out as the first cut and that just east of the old farmstand will be the large conservation land will be combined with Lot #8 and will be called Lot #7. The remaining six lots will be smaller and will be in conformance with the recommended minimum requirements for a conservation subdivision, but will be large enough to provide individual driveways, wells, on-site septic systems and all amenities that go along with a new proposed home.
- Creamery Brook is to the south and west. The road runs down, not quite a centerline ridge of the existing terrain, but by-and-large, it follows gently downhill (2 percent at the beginning and 4 percent at the end). Mr. Smith explained about the single catch basin at the bottom to collect any run-off on the road which will discharge into a stormwater treatment center which will help to recharge some of the flow that it receives. He explained that he wants the discharge from the stormwater system to be more gentle/less aggressive on the hillside.
- Mr. Smith explained about an existing well that is protected in an easement area. It is greater than 75 feet to any of the active part of Lot #3.
- Mr. Smith explained about the Sediment and Erosion Control (Sheet 6).
- Mr. Smith explained about the Detail Sheet (Sheet 7). He explained about the Energy Dissipator and Recharge Area which he and Syl Pauley have discussed.
- Mr. Smith referred to, and explained about, a parcel history which had been prepared by Paul Archer.
- Mr. Smith explained about the last Sheet of the Plan Set which shows a more conventional subdivision showing five new driveways, one of which is a common driveway serving three houses. Mr. Smith stated that he thinks that the sightlines are probably fine, but he feels that the State would want them to reduce the number of points of intersection between private driveways and their State Route for safety and ease of traffic purposes.
- Mr. Smith stated that he had the original return certified mail receipts for notices sent to abutters. Two were returned undeliverable.
M. Medina stated that Mr. Archer had e-mailed them to him earlier and asked that Mr. Smith drop them off at the office tomorrow.

At this time, Michael Zmayefski, 176 Wauregan Road, asked Mr. Smith to read aloud the Notice to the abutters, which he did. The Notice contained an error – It stated that the public hearing was scheduled for Tuesday, March 6th and it should have stated Monday, March 6th.

Mr. Zmayefski stated that the public hearing should be continued.

M. Medina suggested that, if the Commission wishes, the public hearing could be kept open and a second round of Notices could be sent out. He said that the Legal

Notices were posted in the newspaper correctly.

Mr. Fitzgerald stated that it can be addressed when the Commission decides whether to close the public hearing.

QUESTIONS/COMMENTS FROM STAFF:

- A. Tanner asked about a maintenance agreement for the driveway. Mr. Smith explained that it would be privately owned (fee simple ownership of the property in the back). There will be binding easements and restrictions of the lots, as they are sold, to provide for maintenance and upkeep of the road and the shared responsibility. It is a requirement of the Conservation Subdivision Regulations.

At this time, there was a question-and answer-session with Mr. Zmayefski whose concerns included the following: Limit to the number of houses on a shared driveway; amount of acreage per house; wetlands/open space; work is being done on the property as of last night (clearing trees); drainage onto the road where the storm drain is.

Mr. Smith continued:

- Mr. Smith explained that Syl Pauley had done a review (dated January 17, 2024 – included in packets to Commission Members) which led to revisions that have been made which have addressed most of Mr. Pauley’s concerns (responses from Mr. Smith - in red - were done on February 23, 2024, and were forwarded to Staff and to Mr. Pauley approximately ten days ago). M. Medina explained that Mr. Pauley has not yet had an opportunity to review the revised plans or comments, but he should be able to next week. Mr. Smith suggested that the review of the revisions with the Commission wait until after Mr. Pauley reviews them as there may be things that he disagrees with.

Mr. Fitzgerald recommended that the public hearing be continued to March 19th due to re-mailing the Notice to the abutters and to wait for Syl Pauley’s review comments.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- C. Kelleher referred to page 127 of the Conservation Subdivision Regulations and asked about a Homeowners’ Association for maintenance of the road. Mr. Smith explained that there would be a legal HOA and it can be done with easements and restrictions in favor of each other. The road will not be owned in common, but it benefits the other lots. He was unsure of how they will make sure that everyone participates. Mr. Pember noted that there is nothing in the current submitted plans regarding a legalized/formalized Homeowners’ Association. Mr. Smith agreed and stated that there are references to mutually supported easements and that sort of thing. M. Medina explained that Staff usually review those documents once the final subdivision is approved to make sure that they are consistent.

There was discussion regarding re-sending the notices to the abutters.

Mr. Smith will re-mail them tomorrow.

M. Medina explained that the Legal Notice was correct and there is no need to republish in the newspaper.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- Ray Preece, 146 South Main Street, asked for a copy of the last sheet of the Plan Set. He is concerned about setbacks. He stated that he would prefer the conventional subdivision.
Mr. Pember gave him a copy of the Plan Set.
Mr. Fitzgerald referred to, and read aloud from, the definition for Conservation Subdivision.

Mr. Smith asked the Commission if there is something that they would like the Applicant to work on. Mr. Fitzgerald stated that he thought there was something, but he couldn't remember what it was.

Motion was made by C. Kelleher to continue the public hearing for **SD 23-003** Seven-lot subdivision on Wauregan Road/Rt. 205 (Map 23, Lot 38), Applicant: Tetreault Building Company, to Wednesday, March 19, 2024 at 6:30 pm at 69 South Main Street Brooklyn and via Zoom.

Second by J. Haefele. No discussion.

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

Mr. Smith held up a letter that he had prepared granting an extension, which he will provide to Mr. Medina tomorrow. Mr. Smith stated again that he would re-mail the notices to the abutters tomorrow.

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)*

There was discussion regarding that it was already scheduled. M. Medina explained that a motion is not needed. C. Kelleher stated that the Commission normally makes a motion to schedule a public hearing.

At this time, there was a question-and-answer session with Michael Zmayefski who asked questions regarding the location of the property.

The Commission continued discussion regarding scheduling. Mr. Fitzgerald explained that the PZC usually determines whether to schedule a public hearing. Going forward, the PZC will schedule the public hearings.

- d. **Other Unfinished Business** – None.

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.

The public hearing for **SD 23-003** was continued to Wednesday, March 19, 2024 at 6:30 pm at 69 South Main Street Brooklyn and via Zoom.

- b. **Other New Business** – None.

VII. Reports of Officers and Committees

a. Staff Reports

1. **Report of Margaret Washburn, ZEO.**

The Commission reviewed M. Washburn's Report (dated 2/28/2024) was included in packets to

2. Report of Manuel Medina, Interim Town Planner.

- **Home Occupation vs. Home Business – Kayak Rentals**

M. Medina explained that an inquiry had been received from Paul Manocchio (present via Zoom) regarding a kayak rental business. Mr. Medina and Ms. Washburn decided to ask the PZC for guidance regarding whether it should be considered a Home Office (Section 6.A.2) or a Home Business (Section 6.A.3).

Paul Manocchio said that precedent had already been set since he already has another home office-type business (bakery) and he feels that this business that he is proposing is no different. He said that his other business did not have to go before the PZC. For the kayak business, he stated that people would schedule a time for their service on-line or over the phone and he would deliver the kayak(s) to the State-owned or Town-owned boat launch of their choice. Customers would not come to his location. He said that there are no State Regulations other than the normal boating laws. Personal floatation devices would be provided and he said that insurance would be heavily held to his heart, being the type of business that it is. Kayaks would be stored in his residence (garage) and there would be no visibility and no traffic. He doesn't feel that he should be penalized for being creative and trying to survive. He said that liability falls on him, not on the Town or on the State. Mr. Manocchio said that as long as it is not breaking any Regulations, it should not be brought before the Board. He said that he understands the PZC's concerns, but he doesn't feel that they are valid. He said that between himself and his wife, they own seven businesses and he doesn't understand why they should be limited to only one home occupation when this is no different other than answering the phone differently and providing a different service than what he already provides.

Mr. Pember, as a point of clarification, explained that nobody is trying to discourage the kayak rental business, but there are reasons why we have these discussions. Mr. Pember referred to the Zoning Regulations for a Home Office Business which clearly state that there can be no outside display or storage of goods, materials, supplies or equipment, nor is there any exterior visible evidence of Home Office Use. He said that it is for the neighbors and the good of the Community and that the Commission is just trying to make sure that everyone is in compliance. Mr. Manocchio stated that he is in compliance with those things. Mr. Manocchio stated that he and Mr. Tanner previously went over every checkpoint of what is required. Mr. Manocchio said the only reason it came to light is because of Mr. Medina. Mr. Manocchio said that this Town is not friendly to small businesses. When a profanity was used, Mr. Manocchio's audio was muted which gave the Commission Members a chance to have discussion.:

- C. Kelleher stated that this has not been seen before tonight and she explained that the PZC is responsible for interpreting the Regulations and Staff had a questions because it is new. The procedure is that the Commission have a change to discuss it and decide. The Commission tries to support the businesses in Town to the extent that they can.
- A. Tanner explained that Mr. Manocchio had asked to have a discussion with himself and the Amy Brosnan, the Recreation Director. Mr. Manocchio explained that the State doesn't have rules. Mr. Tanner told him that the Town has rules for a Home Office and he referred to Section 6 for Home Office which they went over and Mr. Manocchio qualifies for everything, except he felt there may be a question concerning traffic. He told Mr. Manocchio that he would need to have the landowner's permission, he is not connected with the Parks at all, and he can put his kayaks in the boat launch the same as everybody else, but he has not connection to

the Park. M. Tanner went over the six questions raised in the Staff Guidance. Regarding the questions about future growth, Mr. Tanner stated that if you can't store them inside, they would have to go somewhere else. Mr. Tanner said that he didn't see any problems regarding the six issues in our Regulations. He explained that he wants to encourage business in Town.

- Mr. Fitzgerald stated that his only concern was outside storage and that has been explained, so he doesn't have any problem.
- Mr. Medina stated that he doesn't have any issues.
- Mr. Pember stated that he doesn't have any issues.
- Ms. Herring stated that she doesn't have any issues.

Mr. Fitzgerald thanked Mr. Manocchio and stated that he is all set.

Ms. Herring defended Mr. Medina regarding a comment that had been made earlier. Mr. Manocchio apologized.

- b. Budget Update** – There was no discussion on the FY 2023/2024 Budget dated 2-1-24 thru 2-29-24 was included in packets to Commission Members).

Mr. Tanner stated that he has not yet met with Shelley Cates regarding the FY 2024/2025 Budget.

- c. Correspondence** – None.

- d. Chairman's Report** – None.

- e. Commissioner Training Updates** – No discussion.

Public Commentary

- Ray Preece, commented that there are over 150 businesses in Brooklyn and, although his is new to his Position as a Selectman, he has not found more than one business that is not happy in Brooklyn. He hears it said often that Brooklyn is not business friendly, but he feels that opposite. Mr. Tanner stated that we are trying to help people with getting through the application maze. Mr. Fitzgerald stated that the PZC tries to be consistent. Mr. Maiato stated that he doesn't know of any businesses in Town that are not happy. Mr. Pember explained that he has been on the other side many times in his career and Brooklyn's Regulations are pretty scant compared to some other's.
- Mr. Tanner explained that he had gotten an e-mail from Patricia Buell, Superintendent of Brooklyn Schools (dated March 6, 2024). The School would like to install an electronic sign. A copy of the e-mail (including photographs) was provided to Commission Members. There was discussion. Mr. Medina explained that this type of sign is not allowed. Therefore, a text amendment would be needed, which would require a public hearing. Discussion continued. The answer is "no." They can appeal if they want to. Discussion continued and the Commission reviewed the Signage Regulations. Mr. Tanner will provide a copy of the applicable Regulations to the Superintendent.

Adjourn

Motion was made by G. Maiato to adjourn at 7:42 p.m.

Second by A. Fitzgerald. No discussion.

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

Respectfully submitted,

J.S. Perreault
Recording Secretary

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT



Received Date _____

Application # SD 23-003
Check # 282 \$2,210.⁰⁰

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

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



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

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

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

ΔQ 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

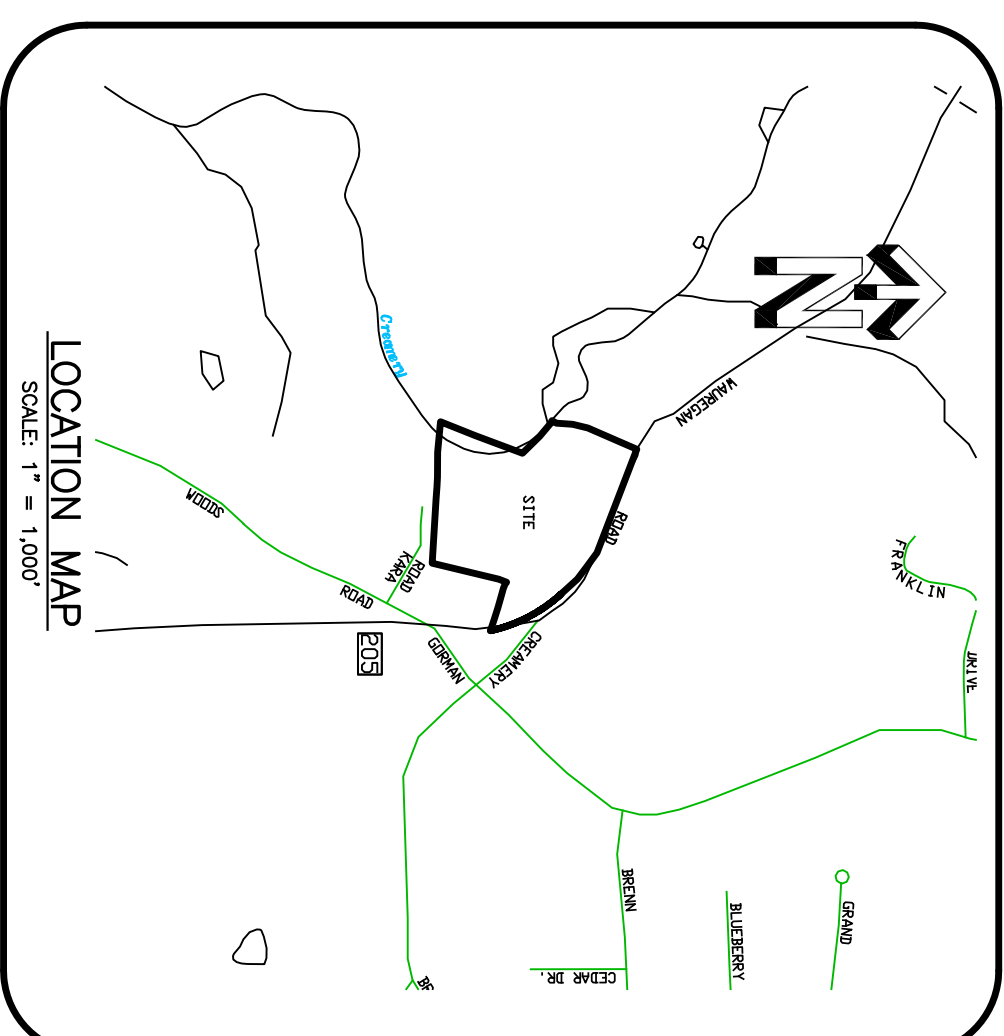
PREPARED FOR

Tetreault Building Company

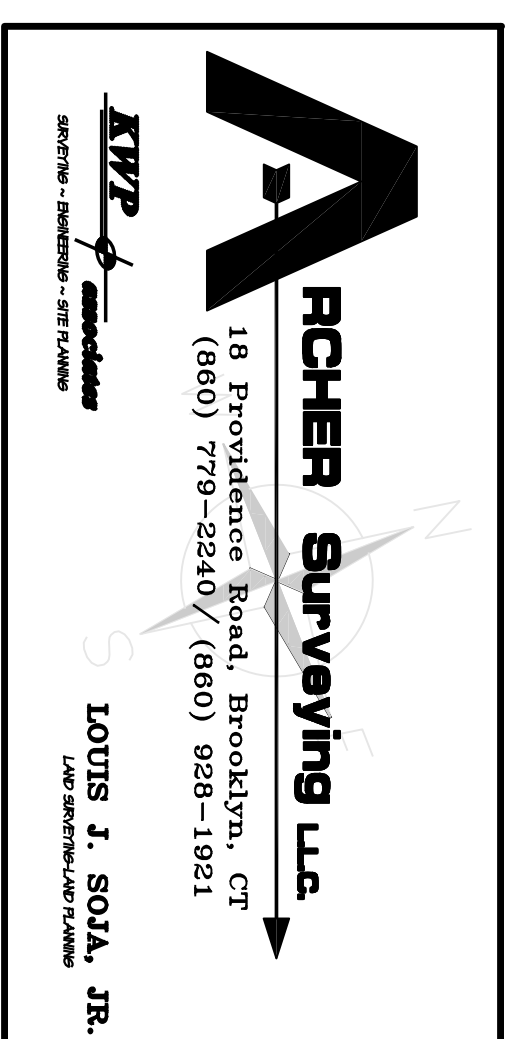
Wauregan Road - Route #205
Brooklyn, Connecticut

October 27, 2023

Revised: February 21, 2024



PREPARED BY



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

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

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

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

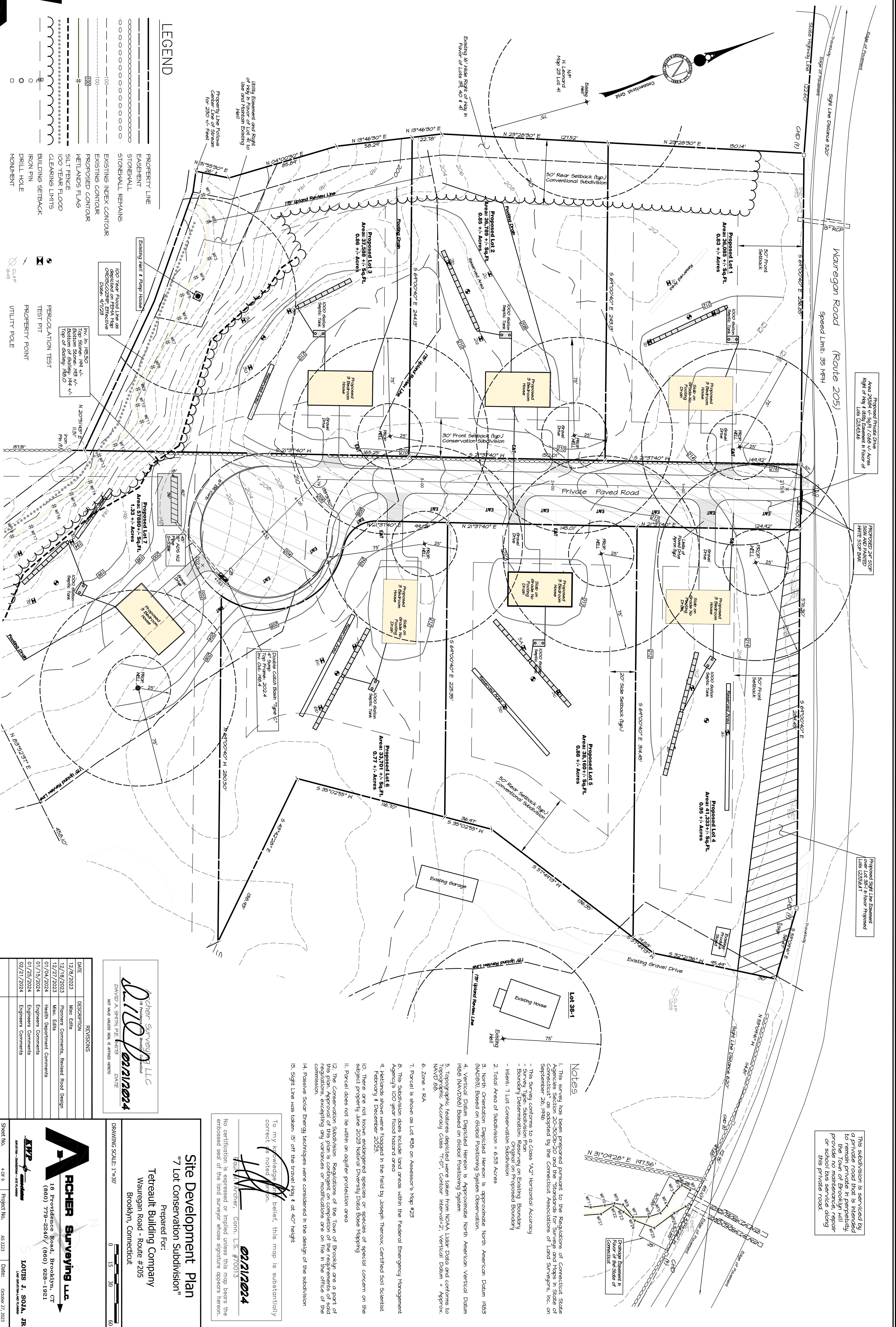
The Applicant will contact the Brooklyn Inland Wetlands Commission or its agent after all erosion and sediment control measures are installed, prior to any construction or excavation on the property.

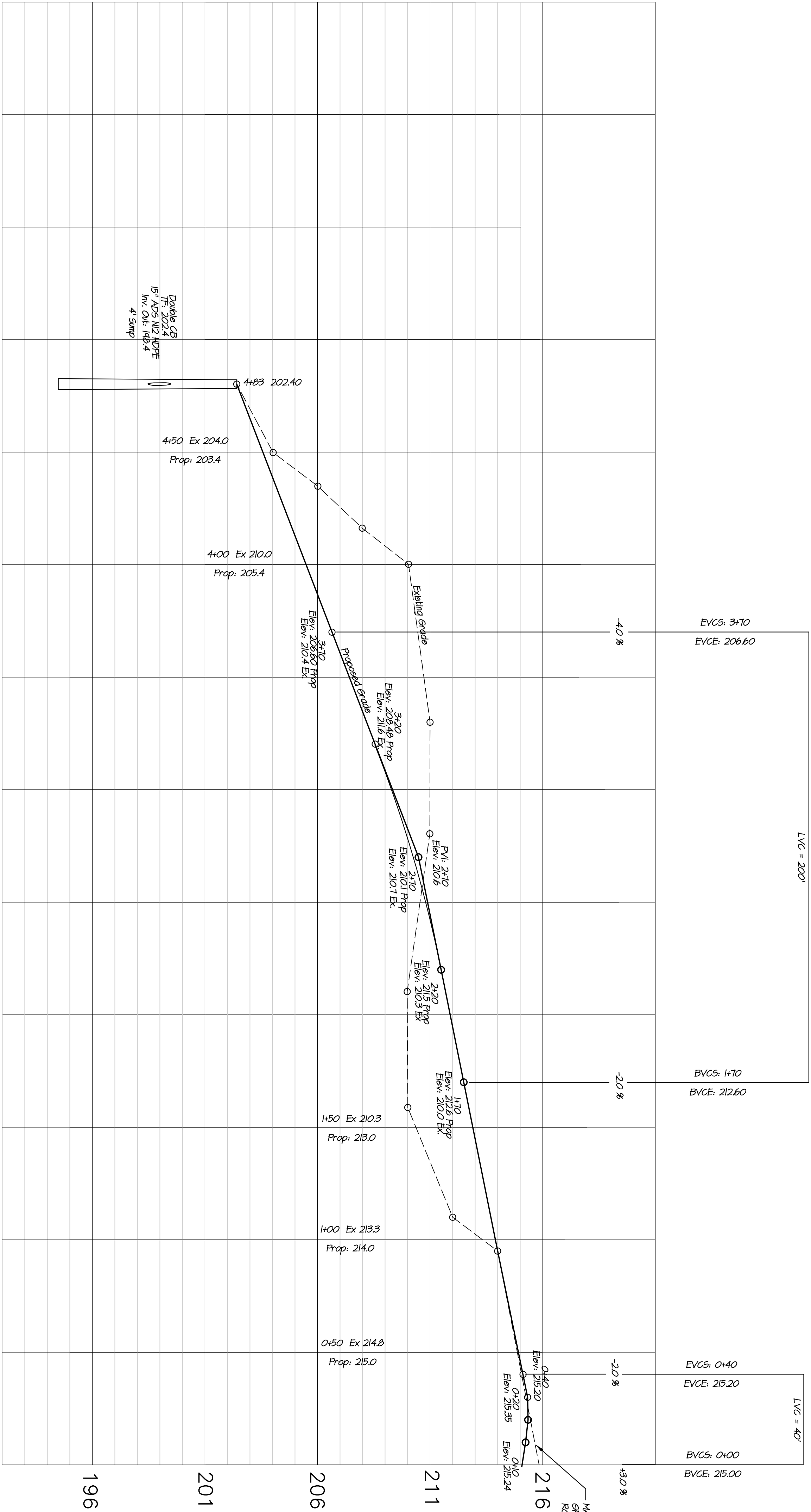
APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

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

INDEX OF DRAWINGS

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SUBDIVISION	SHEET 2 OF 9
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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





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

6+00							
5+00							
4+00							
3+00							
2+00							
1+00							
0+00							

Richer Surveying LLC
18 Providence Road, Brooklyn, CT
DAVID A. SMITH, P.E., 14173
DATE
NOT VALID UNLESS SEAL IS AFFIXED HEREIN

Site Development Plan
"Road Profile"
Prepared For:
Tetreault Building Company
Wauregan Road - Route #205
Brooklyn, Connecticut

REVISIONS	
DATE	DESCRIPTION
12/18/23	Road Redesign
12/28/23	Misc.
01/19/24	Engineers Comments
01/26/24	Engineers Comments
02/21/24	Engineers Comments

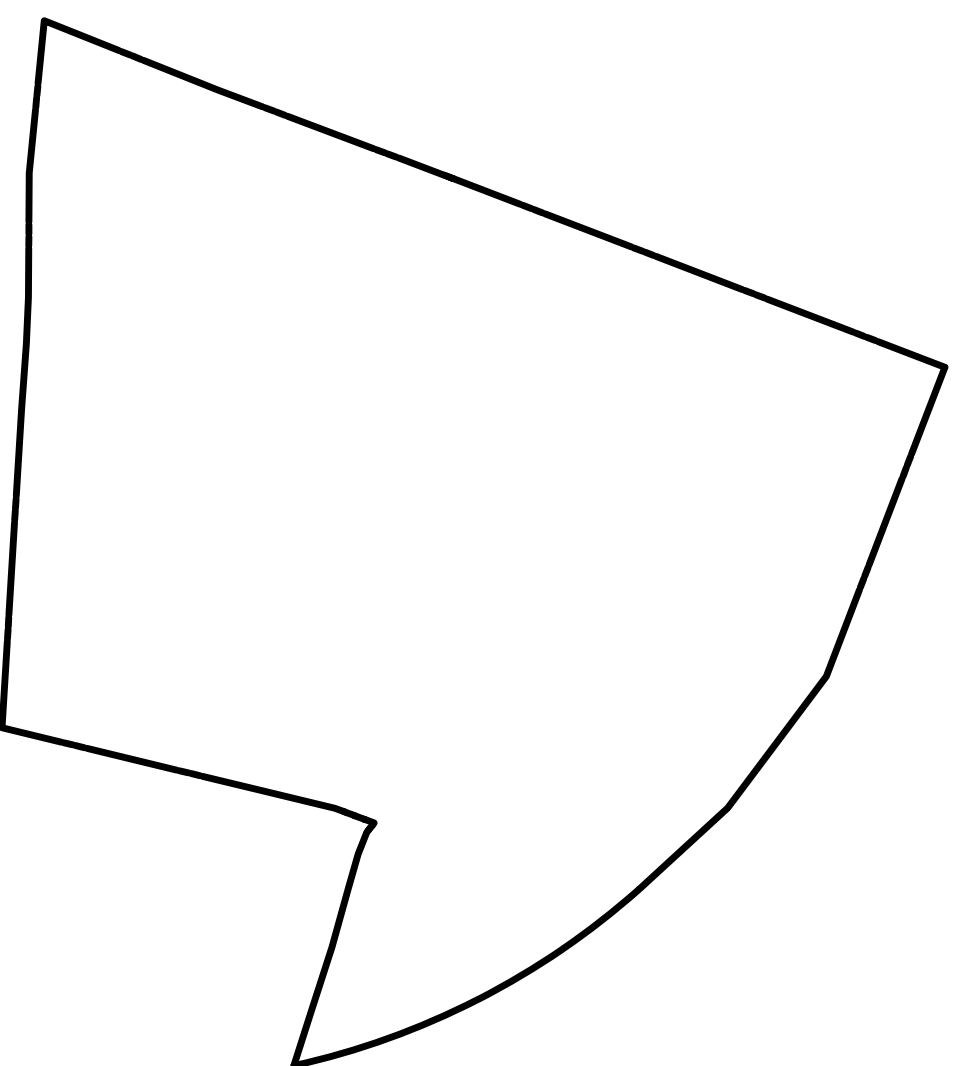
Richer Surveying LLC

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

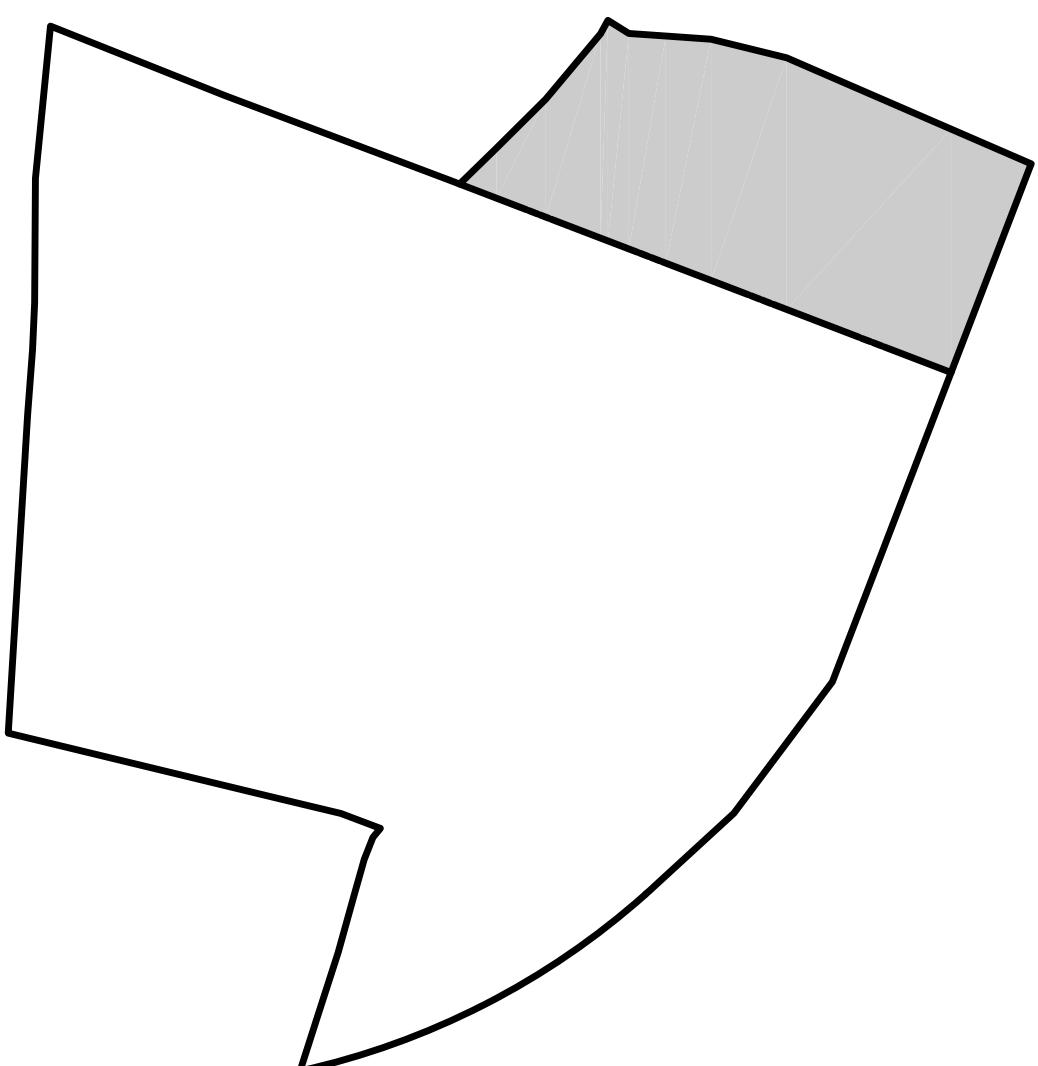
KWP Associates

LOUIS J. SOJA, JR.
LJSC@KWP.COM

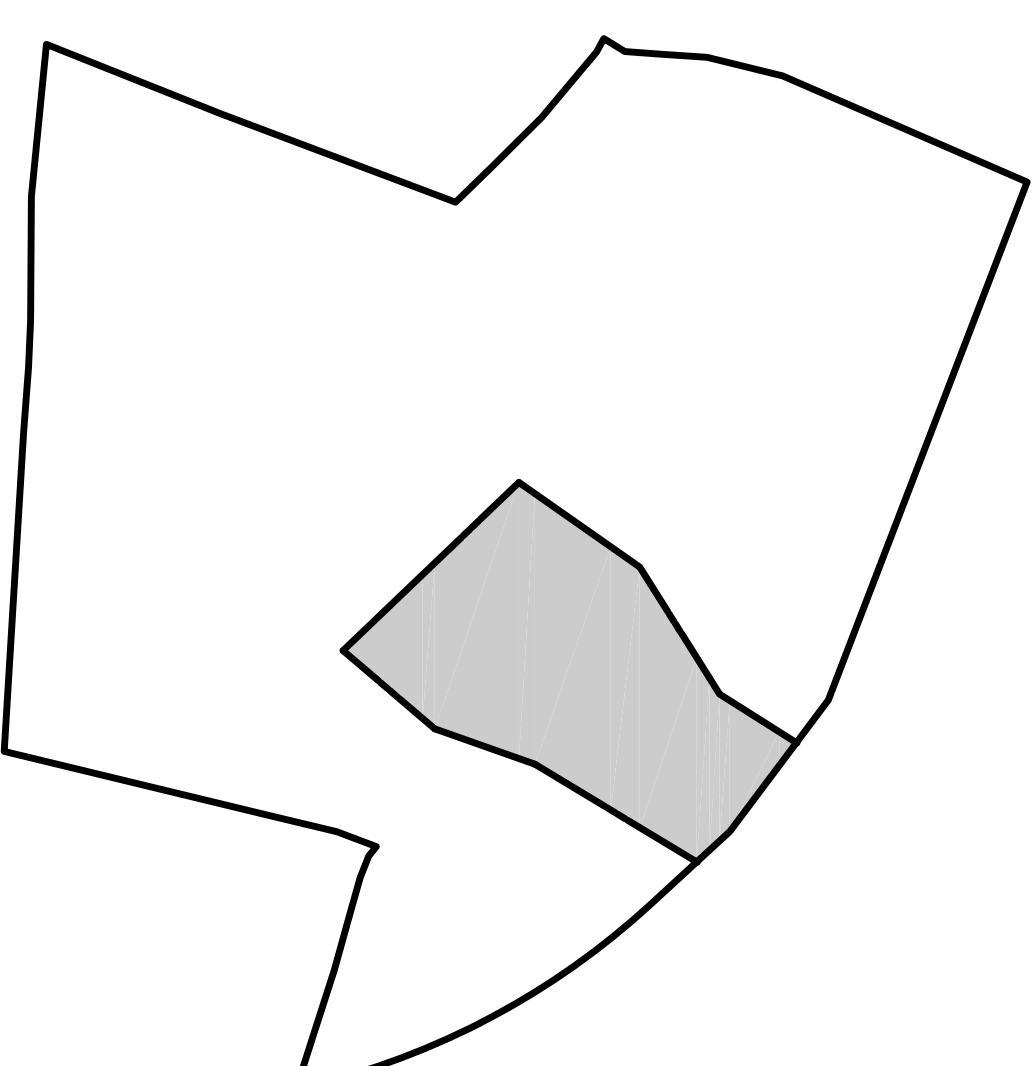
Sheet No. 5 of 9Project No. AS 2223Date: October 27, 2023



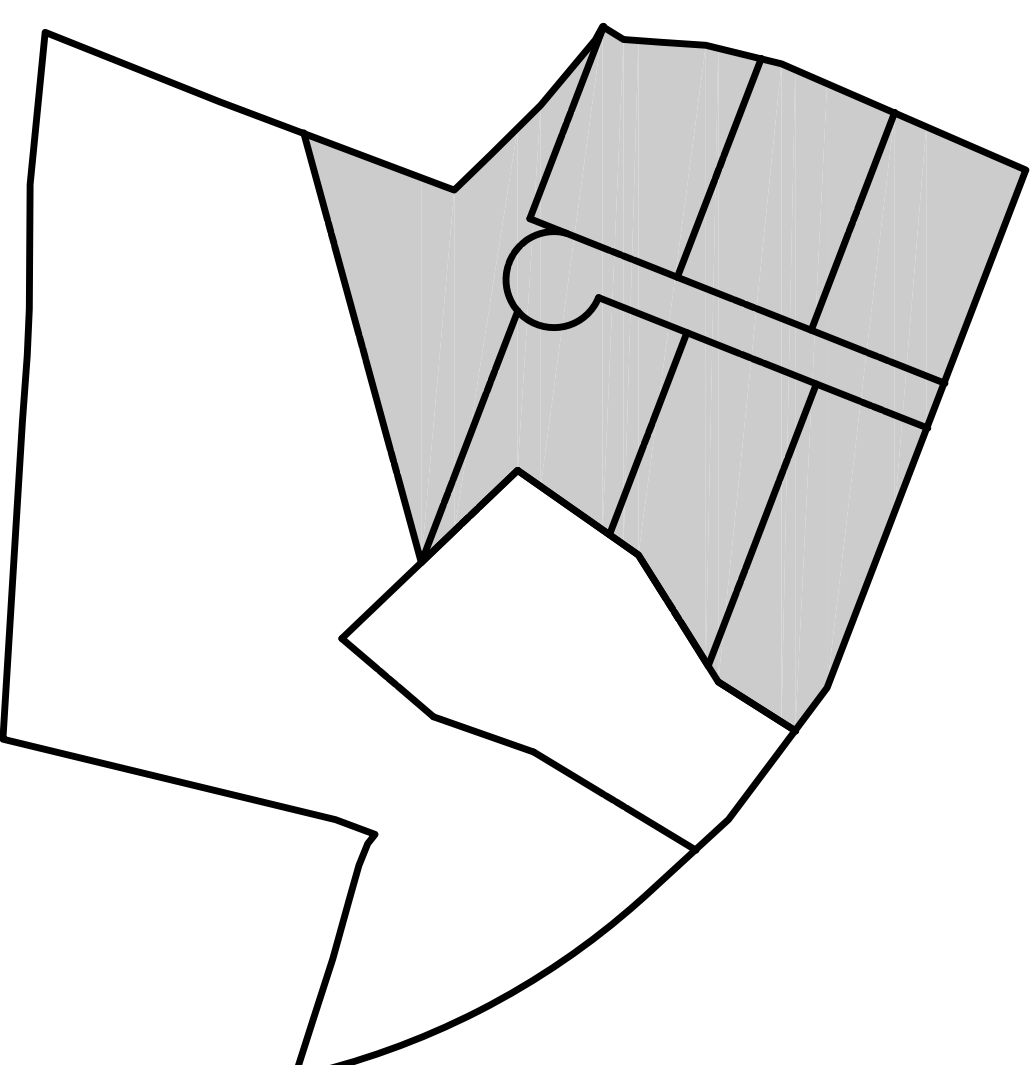
Original Tract
May 1927
Vol. 21 / Pg524



Land Acquisition
June 2006
Vol. 393 / Pg229



First Time Split
June 2023
Vol. 23 / Pg181



Proposed 7 Lot Subdivision

Grantor	Grantee	Date	Vol. / Pg.
Augusta Fokilis	Erk & Ida Maki	5/14/1921	21 / 524
Ida Maki (aka Anna Maki)	Avent & Hilda Osken	3/6/1956	33 / 1
Avent & Hilda Osken	Pull & Rida Mamo	8/5/1957	33 / 413
Pull & Rida Mamo	Rane & Jeanne Gervais	8/6/1960	35 / 254
Rane & Jeanne Gervais	Louis & Forrestine Lizzola	11/3/1962	37 / 147
Louis & Forrestine Lizzola	Daniel & Teresa Mosse	8/20/1965	39 / 411
Teresa Mosse	Michael Mosse	4/9/2005	362 / 278
Estate of Michael Mosse	Teresa Mosse	4/4/2023	710 / 134
Estate of Teresa Mosse	Telavault Building Company	4/4/2023	710 / 140

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

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

[Signature]

01/25/2014

Hau 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

REVISIONS	
DATE	DESCRIPTION
01/25/24	Misc
02/21/24	No Revisions


Parcel History Plan

"7 Lot Subdivision"

Prepared For:

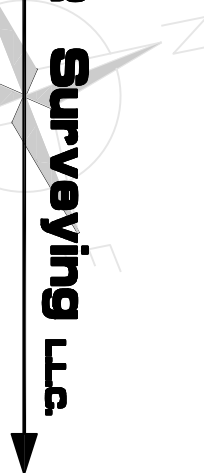
Tetreault Building Company
Wauegan Road - Route #205
Brooklyn, Connecticut

DRAWING SCALE: 1"=200'



RCHER *Surveying LLC*

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



KVP *CONSULTING*

GEOTECHNICAL - FOUNDATIONS - SITE PLANNING

LOUIS J. SOVA, JR.
LAND SURVEYING AND PLANNING

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

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

DECLARATION OF PERMANENT RESTRICTIONS AND COVENANTS

WHEREAS, Tetreault Building Company is the owner of a certain lot location in the town of Brooklyn, Windham County, State of Connecticut, and being more fully described in Schedule A attached hereto and made a part hereof; and

WHEREAS, said lot is 7.86 acres non development parcel offered as permanent open space as part of a Conservation Subdivision in accordance with Article 5A of the Brooklyn Subdivision Regulations;

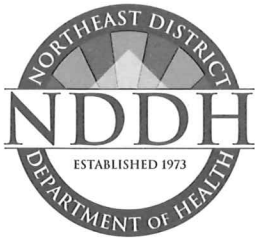
NOW, THEREFORE, said owner declares that the hereinafter described lot is held and shall be conveyed subject to the restrictions and covenants set forth in the various paragraphs of this declaration to wit:

These covenants are to run with the land and shall be binding to him and all persons claiming under him in perpetuity.

If the said owner, their heirs and assigns, or any person claiming under them shall violate or attempt to violate any of the covenants herein, it shall be lawful of any other person or persons owning adjacent land, person or persons owning land within the same subdivision, or the Town of Brooklyn, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or recover damages or other dues for such violation.

Invalidation of any of these covenants by judgement or court order shall in now affect any of the provisions which shall remain in full force and effect.

1. No permanent structure of any kind may be built on said parcel.
2. No motorized vehicles.
3. **No application of herbicides or pesticides.** Recommend to incorporate IPM program
4. No dumping.
5. No fires.
6. **No livestock or clearing of land for agricultural purposes.** Recommend removal
7. No mining or natural resource extraction.
8. No harvesting of timber for firewood except as part of a long-term management plan prepared by a professional forester. No liquidation cuts or clear cutting are allowed.
9. At any point in the future, if the land in the general vicinity of said parcel is protected as public open space and public access is needed over this parcel, then this parcel may be utilized for non-vehicular access by the public to access interior open space. If necessary, the stonewall located parallel with Wauregan Road on said parcel may need to be opened to allow for pedestrian access.
10. Add no hunting



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 05, 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:

Upon review of the subdivision plan ARCHER SURVEYING, LLC., PROJ# AS 2223, TETREAULT, DRAWN 10/27/2023, REVISED 12/08/2023, LAST REVISION 01/04/2024 submitted to this office on 01/04/2024 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development.

Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Prior to individual site plan submission, additional soil testing is required on Lots#: 3 & 7.

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Brittany Otto, EHS
Environmental Health Specialist-NDDH

cc: Town of Brooklyn; Archer Surveying, LLC.; Ron Racine

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on March 19, 2024, starting at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **ZC 24-001:** Zone Boundary Change from RA to R-30 for 202 South Street (Map 40, Lot 13), Applicant: Robert H. Perry, Sr.

Please publish March 6th and 13th

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

7022 0410 0002 7291 8748

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

North Scituate, RI 02857

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

03/01/2024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 0410 0002 7291 8724

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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East Killingbury, CT 06243

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

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City, State, ZIP+4®

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03/01/2024

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7022 0410 0002 7291 8731

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Brooklyn, CT 06234

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

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Postage \$0.68

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City, State, ZIP+4®

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03/01/2024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 0410 0002 7291 8694

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Brooklyn, CT 06234

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

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Postage \$0.68

Total Postage and Fees \$5.08

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City, State, ZIP+4®

Postmark
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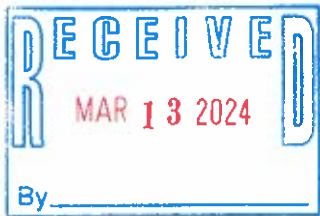
03/01/2024

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Robert Perry

860-234-7279



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Appl to 300 -
Add 2000 to 30 -
State # 60 -
NOA # 50 -
#4406

Received Date _____
Action Date _____

Application #SPR 24-001
Check# 2093

APPLICATION FOR SITE PLAN REVIEW

EDESOTA@EXPONENTHOMES.COM

Name of Applicant ETHAN DESOTA Phone 810-874-6463
Mailing Address 63 CANTERBURY ROAD BROOKLYN CT 06234 Phone _____

Name of Owner ACRE DEVELOPMENT GROUP Phone 810-874-6463
Mailing Address 63 CANTERBURY ROAD BROOKLYN CT 06234 Phone _____

Name of Engineer/Surveyor _____
Address _____
Contact Person _____ Phone _____ Fax _____

Property location/address 63 CANTERBURY ROAD BROOKLYN CT 06234
Map # 24 Lot # 91 Zone VILLAGE Total Acres 3.8 ACRES

Proposed Activity CRAFTERPERSON BUSINESS, SHOP, OFFICES, TRAINING
+ 2 FAMILY

Change of Use: Yes ☐ No ☒ If Yes, Previous Use DOCTOR'S OFFICE + APARTMENT
Area of Proposed Structure(s) or Expansion _____

Utilities - Septic: On Site ☒ Municipal ☒ Existing _____ Proposed _____
Water: Private ☒ Public _____ Existing _____ Proposed _____

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee\$ _____ State Fee (\$60.00) ☒ 3 copies of plans _____ Sanitary Report _____

4.5.5 Application/ Report of Decision from the Inland Wetlands Commission

4.5.5 Applications filed with other Agencies

12.1 Erosion and Sediment Control Plans

See also Site Plan Review Worksheet

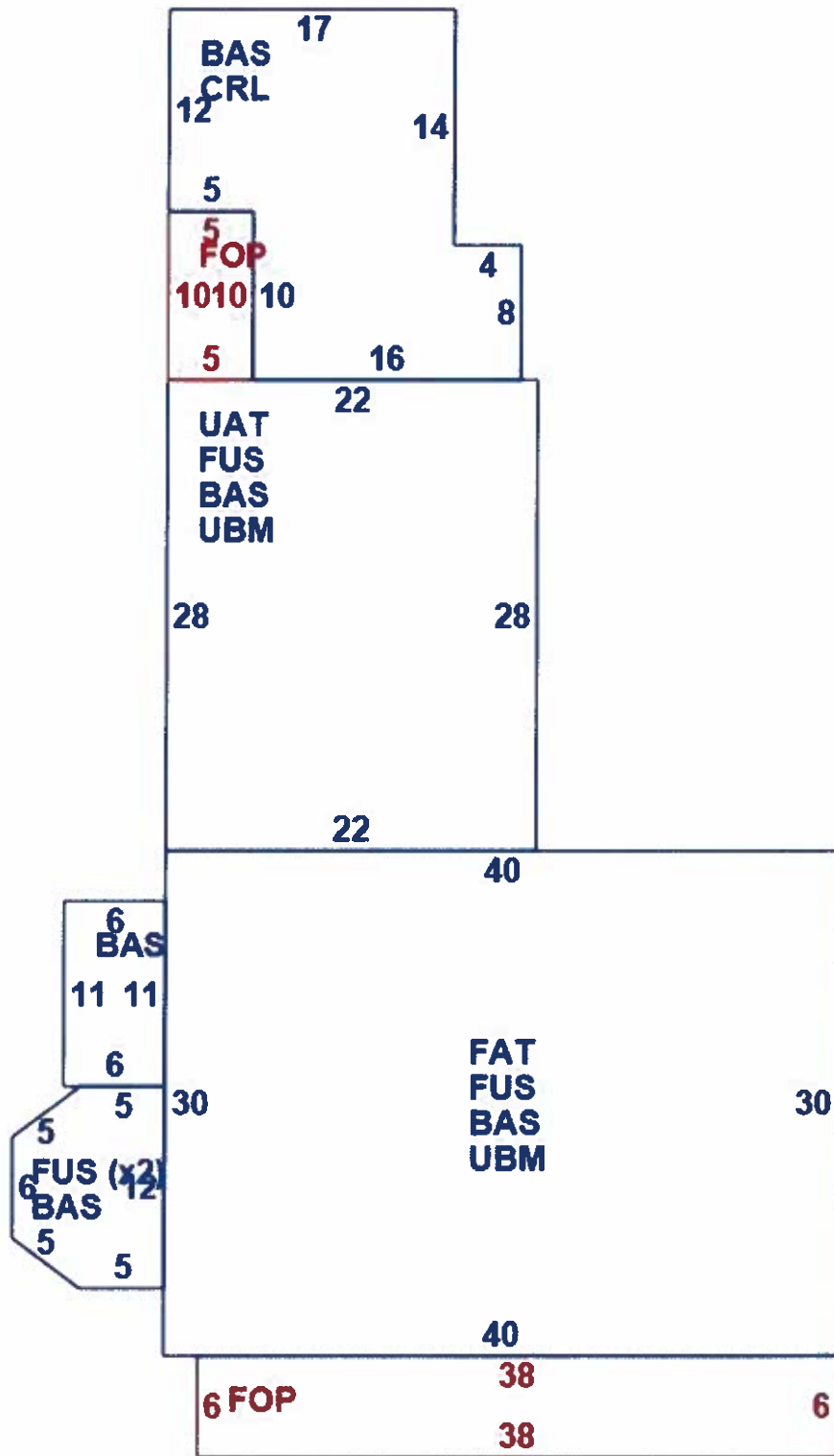
Variances obtained _____ Date _____

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

Applicant: [Signature] Date 3/13/24

Owner: [Signature] Date 3/13/24

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



63 CANTERBURY RD

Location

63 CANTERBURY RD

Mblu

24 / 91 / 1

Acct#

00071700

Owner

ACRE DEVELOPMENT GROUP LLC

Assessment

\$271,300

Appraisal

\$387,700

PID

732

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$308,400	\$79,300	\$387,700
Assessment			
Valuation Year	Improvements	Land	Total
2020	\$215,800	\$55,500	\$271,300

Owner of Record

Owner

ACRE DEVELOPMENT GROUP LLC

Co-Owner

Care Of

Address

77 MAIN ST

NORTH GROSVENORDALE, CT 06255

Sale Price

Certificate

Book

Page

Sale Date

Instrument

Qualified

\$355,000

0715

0301

07/26/2023

00

Q

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Instrument	Sale Date	Book	Page
ACRE DEVELOPMENT GROUP LLC	\$355,000		00	07/26/2023	0715	0301
BMAC PROPERTIES LLC	\$203,750		00	06/18/2014	0544	0342
JAVA ENTERPRISES LLC	\$0		29	06/18/2014	0544	0341
JAVA ENTERPRISES LLC	\$260,000			12/06/2004	0346	0160
DAY KIMBALL HOSPITAL	\$118,000			10/09/1984	0078	0178

Building Information

FUS	https://gis.vgsi.com/brooklynct/Parcel.aspx?pid=732	2,008	2,008
FAT	Attic, Finished	1,200	300
CRL	Crawl Space	356	0
FOP	Porch, Open	278	0
UAT	Attic, Unfinished	616	0
UBM	Basement, Unfinished	1,816	0
		8,608	4,642

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	3420	Size (Acres)	3.7
Description	PROF BLDG	Frontage	
Zone	VC	Depth	
Neighborhood	700	Assessed Value	\$55,500
Alt Land Appr	No	Appraised Value	\$79,300
Category			

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
BRN3	BARN 1 STORY W/LOFT			921.00 S.F.	\$8,300	1
BRN1	BARN - 1 STORY			648.00 S.F.	\$4,900	1
PAV1	PAVING-ASPHALT			8000.00 S.F.	\$6,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$308,400	\$79,300	\$387,700
2021	\$308,400	\$79,300	\$387,700
2020	\$308,400	\$79,300	\$387,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$215,800	\$55,500	\$271,300
2021	\$215,800	\$55,500	\$271,300
2020	\$215,800	\$55,500	\$271,300



neccog

Ashford Brooklyn Canterbury Chaplin Eastford Hampton Killingly Plainfield
Pomfret Putnam Scotland Sterling Thompson Union Voluntown Woodstock

Parcel Information:

Report Generated:

3/13/2024 9:19:22 AM

GIS ID: CT-019-24-91

Assessment:

Owner Name: ACRE DEVELOPMENT GROUP LLC

Appraisal: \$387,700.00

Street Address: 63 CANTERBURY RD
19

Mailing Address: 77 MAIN ST

NORTH CT 06255
GROSVENORDA*

Land: 3.70

Buildings:

Land Value:

Improvement Value:

Total Value:

Appraised

\$289,200.00

\$387,700.00

Assessed

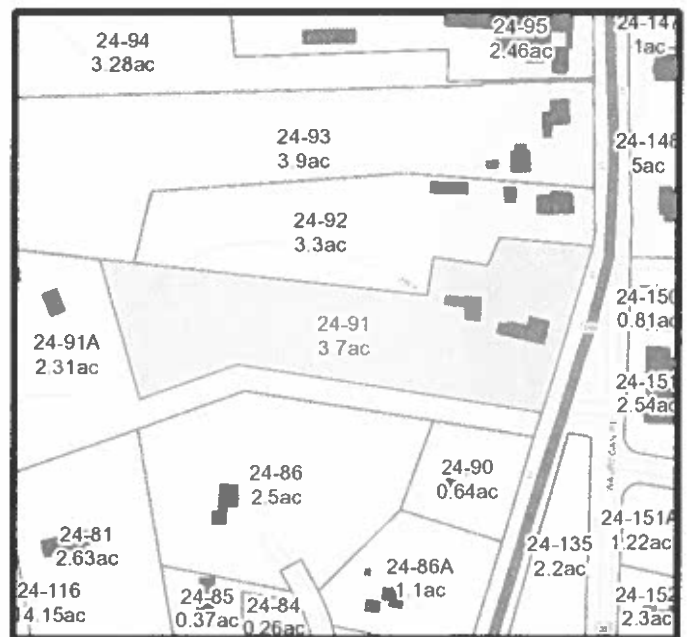
Sale Date:

Sale Price: \$355,000

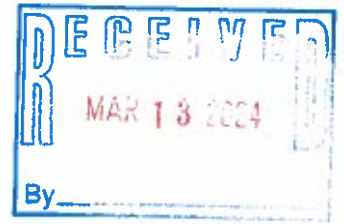
Year Built: 1833

Primary Structure Area:

sq. ft.



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.



63 Canterbury Road Narrative

63 Canterbury Road is a 3.8 acre property located in the heart of Brooklyn Connecticut in the Village District. It is owned by Acre Development Group LLC, an association of Exponent Construction Group LLC and The Forge Companies LLC and various partners.

It is the purpose of these entities to do the following in Three Phases (Phases per color):

1. Maintain the use of the property as a primary residence for Ethan DeSota (principal and owner of Exponent Construction Group, LLC (50% owner in the property). The residence is in the currently permitted dwelling in the second story on the front of the main building. Space indicated in pink on attached plans. (4.A.2.4 Mixed Occupancy)
2. Install offices and a showroom with a showroom kitchen on the first floor of the main building. These areas highlighted in green on the plans. (4.A.2.7 Craftsperson, 4.A.2.3 Office)
3. Add a sign at the road for Eagle Interiors Group (Cabinet Shop)
4. Renovate 4 former offices on the first floor to be bedrooms/offices for Business Apprenticeship students staying at the site for terms ranging from 6 months to 2 years while receiving mentoring in starting local businesses and participating in the operations of the on-site cabinet shop and construction company. These rooms are designated in Blue on the plans.
5. Add a communal bath and laundry on the first floor
6. Renovate the second story area at the back of the main building to become a 2 bedroom apartment. (4.A.2.2 Duplex)
7. As part of the redevelopment of the property, the exterior of both buildings will be repaired and painted using historic exterior colors from the period 1845-1865
8. Renovate and expand the current barn/carriage house to accommodate a cabinet shop and coworking millwork shop. The expansion noted in purple on the plans. (4.A.2.7 Craftsperson)
9. We believe that the zoning regulations allow for three rear lots with easement access to be formed via an ANR survey. Instead of forming the three additional lots, we would like to propose a Conservations Subdivision with development at the front of the property

while keeping the back acreage in forestry, wetlands, and nature trails for the enjoyment of the Brooklyn Public. (Per Section 6.I Rear Lots, Brooklyn Zoning Regulations)

10. If the Conservation Subdivision was approved, we propose 6 residential units above a retail/entertainment unit on the ground floor oriented around farming and food and integrated with the region as part of the Last Green Valley. This building would be built to be architecturally consistent with a mid-1800's architectural style to integrate with the current buildings.
11. With the Conservation Development, parking would be expanded to accommodate for an additional 12 residential spaces and additional 20 for the retail space bringing the total parking on site to 57 including Handicap spaces. The current drive would also be widened on the south egress to accommodate for Emergency services access and a turn-in lane would be incorporated into the north entrance along with a redirection of the current driveway to reduce the potential of accidents on 169.

In summary, we are asking for Site Plan Review for Phase 1 (Items 1-7) and Phase 2 (Item 8) 63 Canterbury will be a two unit multi-family mixed use building with an onsite showroom for cabinetry and construction ancillary to an onsite shop providing craftspeople with space for cabinetry, joinery, and material finishing. We are providing a draft of our thoughts for Phase 3 for comment and informational purposes but it is not part of this application for Site Plan Review. In the event that Phase 2 (Item 8) needs further review, we ask for an approval on Phase 1 which includes no exterior changes to the property footprint and we will re-apply with further details for Phase 2.

The first-floor office/showroom space would function as a training grounds for a startup business incubator focused around assisting young entrepreneurs starting local businesses. Mentees would live and work at the site for 6 months to 2 years while in their business launch phase and would receive office, shop, living space alongside a C-suite of services designed to enhance the success of their business.

We believe that such designation is supported by the existing Brooklyn zoning regulations and is consistent with the size and accessibility of the property.

Vehicles on-site will be limited to up to 3 standard pickup trucks, 4 trailers (2 enclosed and 2 open) all under 10,000 in GVW, up to 6 cars for residents, and up to 10 client vehicles including 3 handicap spaces. The parking lot currently supports 26 parking spaces and includes two curb cuts with access from both sides of the property frontage.

The expanded parking lot proposed in Phase 2 would allow for all construction vehicles and storage to be placed behind the expanded Carriage Barn / Shop and hidden from the road.

Phase 1

Complete items 1-7 from the comprehensive plan

- No Exterior extensions or additions. Only repainting/residing of the current structures and interior remodeling
- Estimated Completion = Summer 2024
- Zoning Needs = Site Plan Review
- Permitting Needs = General Building, Mechanical, Electrical

Phase 2

Complete items 8 from the comprehensive plan

- Exterior renovation largely unseen from the road
- Will include parking at the rear of the shop for shop vehicles
- Solar to be placed on the expansion roof
- Estimated Completion = Fall 2024 to Winter 2025
- Zoning Needs = Site Plan Review

Phase 3

Complete items 9-11 from the comprehensive plan

- If three ANR lots are possible then the regulations allow for e 2 family units with first floor retail space or 6 units over a retail development in total
- Estimated Completion Fall 2025 to Spring 2026
- Zoning Needs = Full Process?

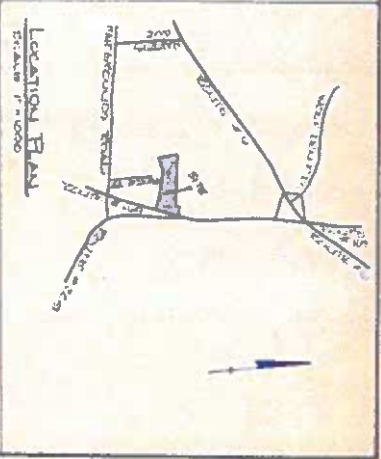


63 Canterbury Site Plan

Phase 1

Notes:

Original Survey from 1990 - The basis for the site plan in the following pages.

[illegible]

Survey Plan
Prepared For
DAY KEMMILL HOSPITAL
CORPORATION OF WINSTHAM COUNTY
CANTERBURY ROAD (ROUTE # 169)
BROOKLYN, CONNECTICUT

DATE: OCTOBER 14, 1960 SHEET 1 OF 1

PROJECT No. 3270
Drawn by J. H. G. 37
Checked by J. H. G. 37
Designed by J. H. G. 37

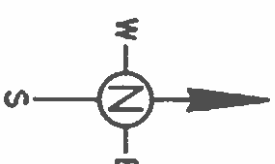
LANDING SLIPPING ENGINEERING, INC. HARTFORD
PLANNING ENGINEERING

J. H. G. Associates

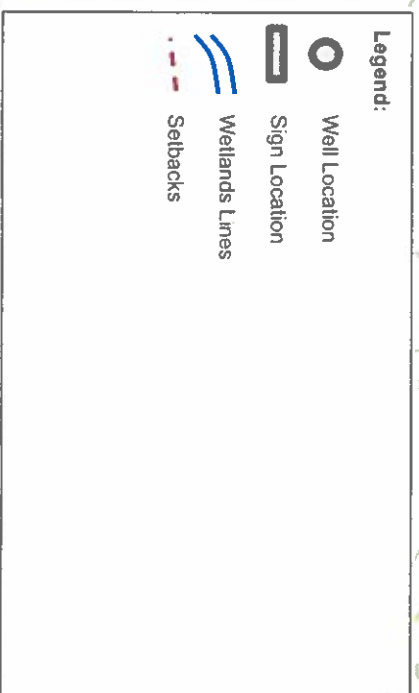
Current Property and Layout: Site plan and details taken from Survey completed October 18, 1990 and prepared for Day Kimball Group by KWP Associates. Plan NO.90151


Parking: 26 Regular Spaces. 2 Handicapped.

Expected Traffic Flow for Phase 1: 40 Cars per day



Vicinity Map



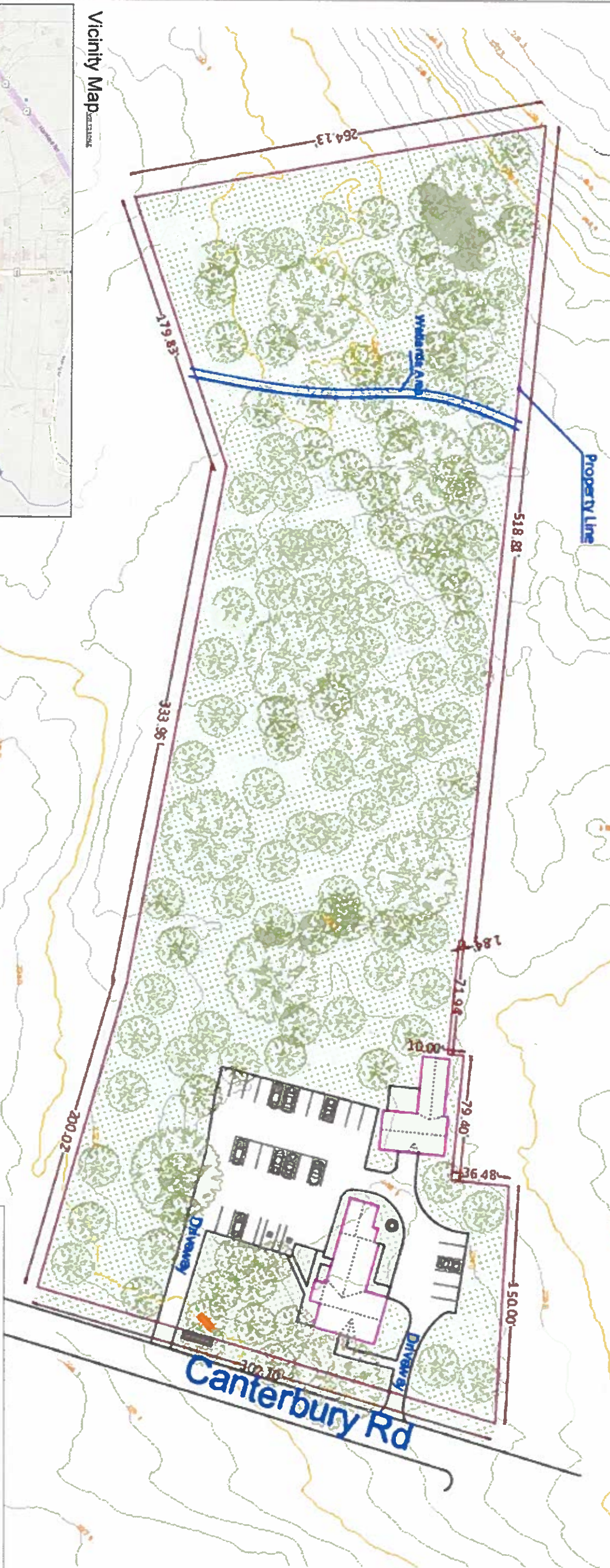
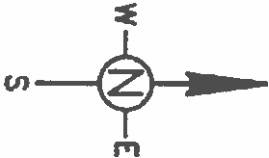
	
63 Canterbury - Current Conditions	
Scale:	SP-101
Square Footage: 2400 Square Feet	Plans by: Exponent Construction Group, LLC
Property Type: Mixed Use	774-314-7790
Zoning: Village District	Info@exponenthomes.com
Label: DRAFT - Not for Construction	References:

Notes:

Phase 1 includes no exterior structural changes. The sign will be changed to reflect Eagle Interiors Group (See Page 5) and the main structure and carriage house will be repainted (See Page 8). All other renovations will be interior (See Page 6 and 7)

Parking to be re-marked.

PHASE 1



Vicinity Map



63 Canterbury - Phase 1 Detail



SP-102

63 Canterbury Road, Brooklyn, CT
Plans by: Exponent Construction Group, LLC
774-314-7790
info@exponenthomes.com

Scale:

Square Footage: 3,83 Acres

Property Type: Mixed Use

Zoning: Village District

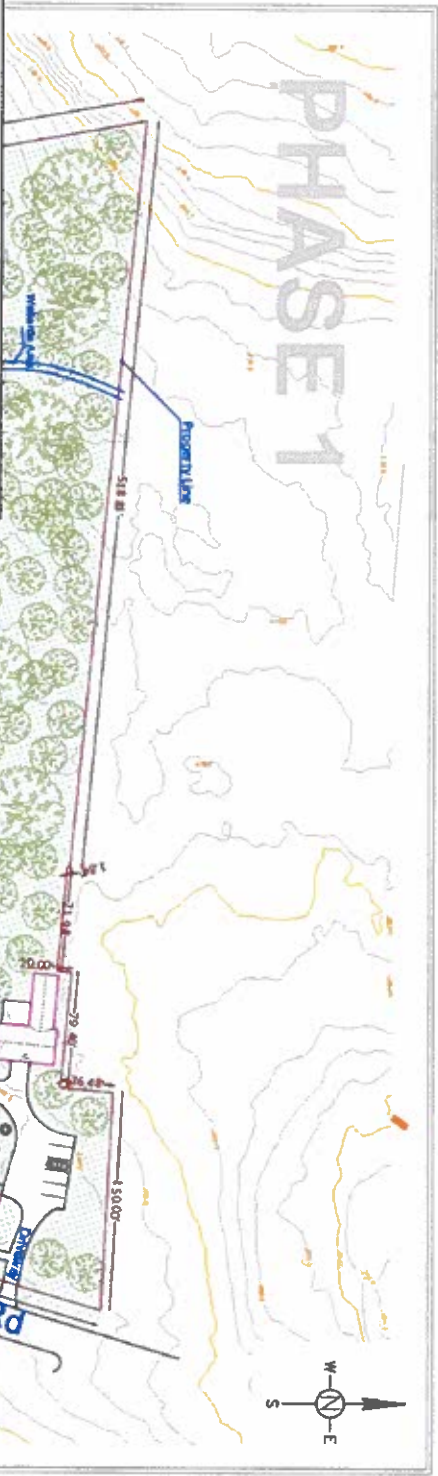
Label: DRAFT - Not for Construction


Project Location

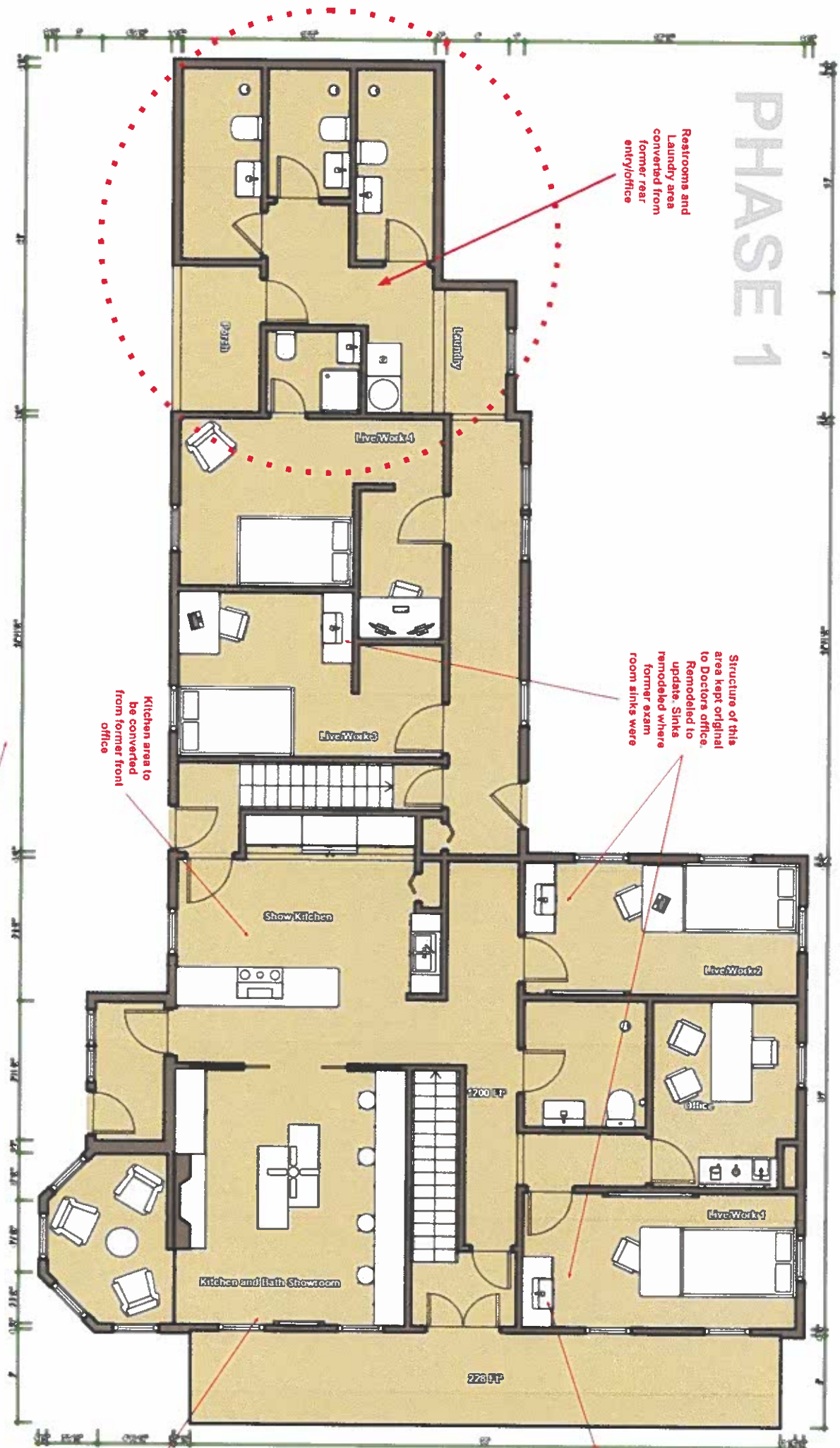
Notes:

Sign size: 29' x 39'

Located north of south entrance of current drive. Lighted and hung with already-in-place sign mount.



63 Canterbury - Signage			
SP-103	63 Canterbury Road, Brooklyn, CT Plans by: Exponent Construction Group, LLC 774-314-7790 info@exponenthomes.com	References:	
Scale:	Square Footage: NA		
	Property Type: Mixed Use		
	Zoning: Village District		
	Label: DRAFT - Not for Construction		



Restrooms and Laundry area converted from former rear entry/office

Structure of this area kept original to Doctors office. Remodeled to update. Sinks remodeled where former exam room sinks were

Four Exam rooms converted to Live/Work spaces for Apascho - A Brooklyn Based small business incubator where grantees stay for terms from 6 months to two years

Kitchen area to be converted from former front office

Living/Great room to become Cablnet Showroom and Education Center

Notes:

Structural to remain in place - no change to current structure on first floor.

4 Exam rooms to keep existing sink areas (renovated with new vanities and fixtures, floors, drop ceiling panels) and be converted to Live/Work space for business interns/startups.

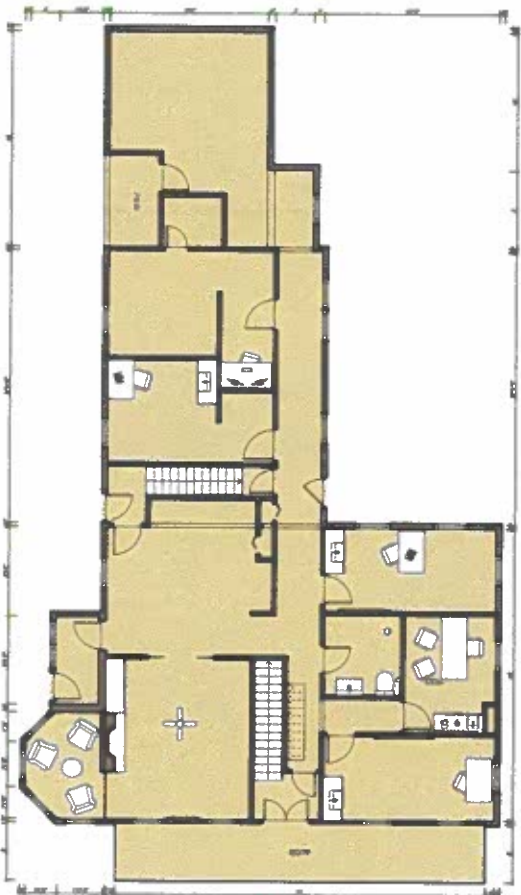
1 Exam room to become Eagle Interiors Group Office.

Office Entry area to become working demonstration kitchen for Eagle Interiors Group.

Current waiting area / Living Room to become coworking / display area for Eagle Interiors Group. Exponent Construction Group.

Former back entry and office area (encircled in red) to become bath/laundry area.

Windows to be replaced on second and third floor. Heating systems and insulation to be replaced.



Current Footprint

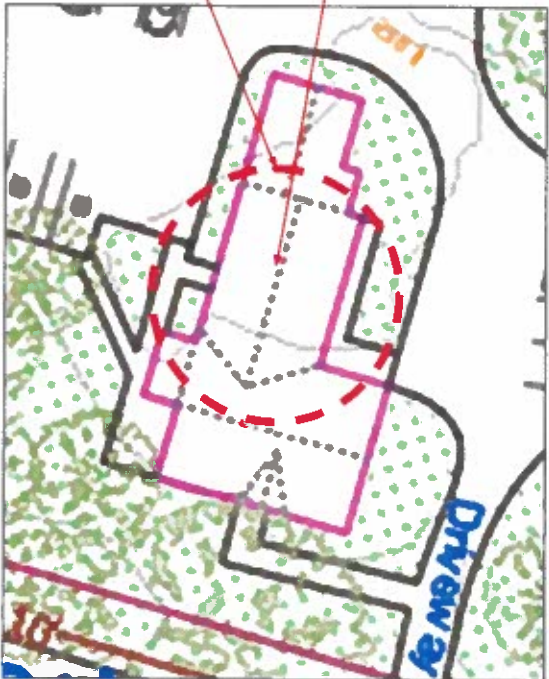
Proposed Footprint

Office/Training - Floor Plan Detail		
A-101	63 Canterbury Road, Brooklyn, CT	References:
	Plans by: Exponent Construction Group, LLC	
	774-314-7790	
	info@exponenthomes.com	
Scale:	Square Footage: 2400 Square Feet	
	Property Type: Mixed Use	
	Zoning: Village District	
	Label: DRAFT - Not for Construction	

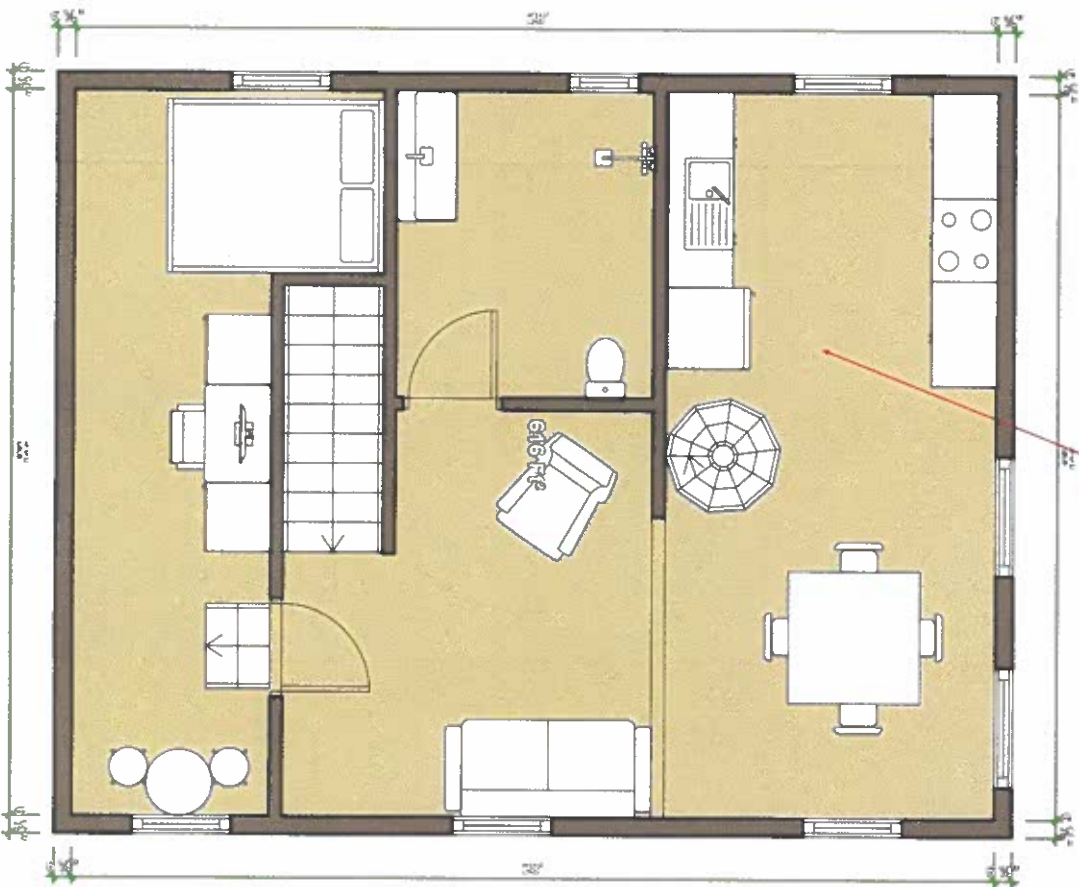
PHASE 1

Current Structure
to be Modified to
this plan. Kitchen
and Bathroom
left where they
were formerly.
Bathroom
Expanded.

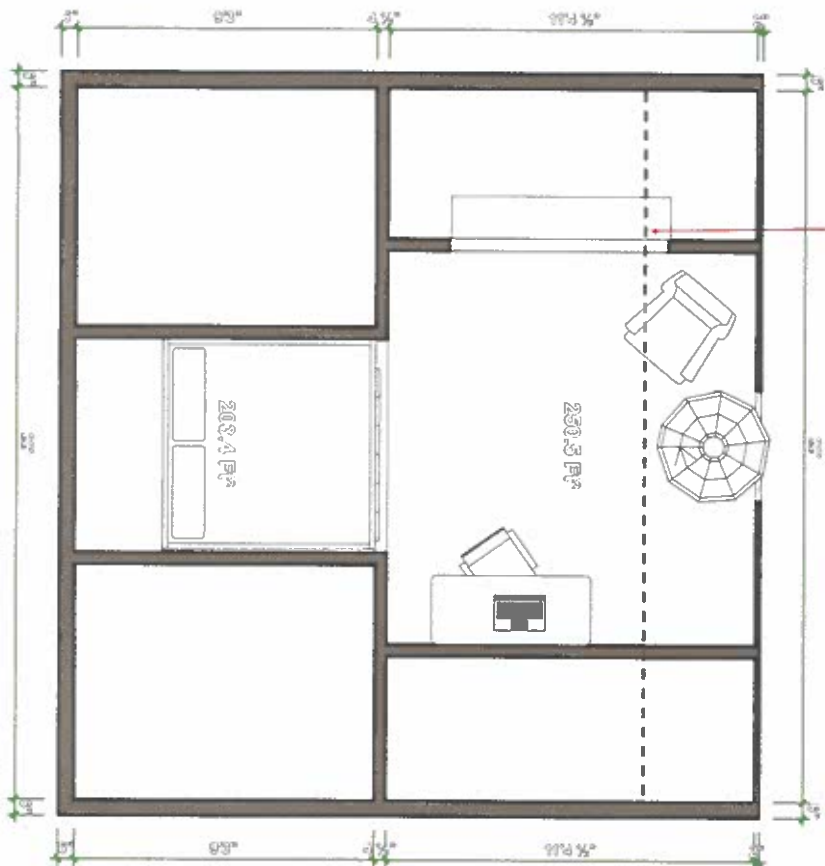
Unit 2 to be
located in current
rear second /
third floor areas



Structural
Wall/Beam
underneath



Main Floor - 1 Bedroom



Sleeping Loft - 1 Bedroom

Drafting Notes:

Existing apartment/office area to be converted to 2 bedroom..

Current Structure to be modified to turn the kitchen dining area into a cathedral abutting a sleeping loft accessed by a circular steel frame stair.

Supporting wall to be extended with beam and loft to be cantilevered by 4' to extend sleeping loft to overlook the kitchen dining area.

Bathroom to be expanded by 2' into the interior space.

Wall to be added where the current steps up into the bedroom area are.

Entire apartment area to be stripped to framing. New electrical to be run. New plumbing. New Heat.

Re-insulate to meet current codes.

Windows to be replaced, removed, enlarged as required.

Unit 2 - Floor Plan Detail



A-102

63 Canterbury Road, Brooklyn, CT
Plans by: Exponent Construction Group, LLC
774-314-7790
info@exponenthomes.com

Scale:

Square Footage: 766 Square Feet

Property Type: Mixed Use

Zoning: Village District

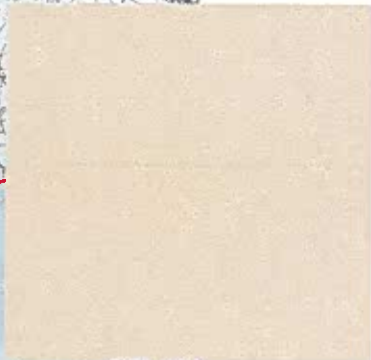
Label: DRAFT - Not for Construction

References:

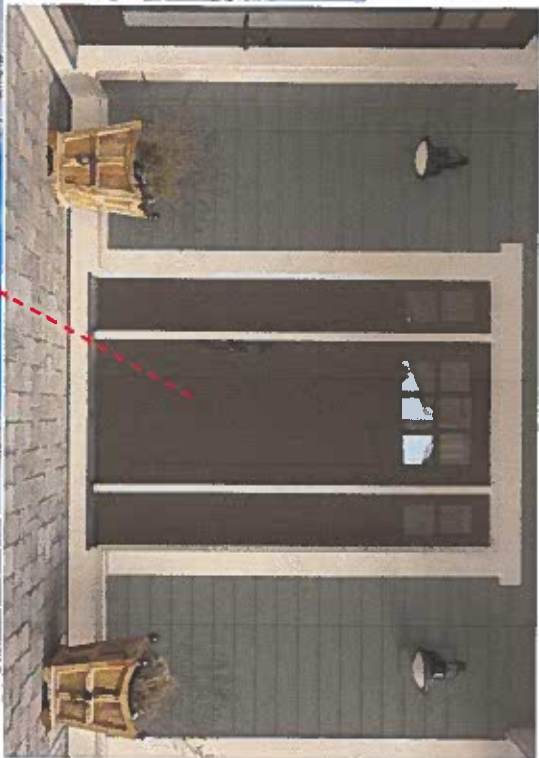
Monument Gray Siding



Jewett White Trim



Sample of a home with Siding in Monument Gray and Trim in Jewett White



Drafting Notes:
Main Structure and Carriage house to be updated with new colors.

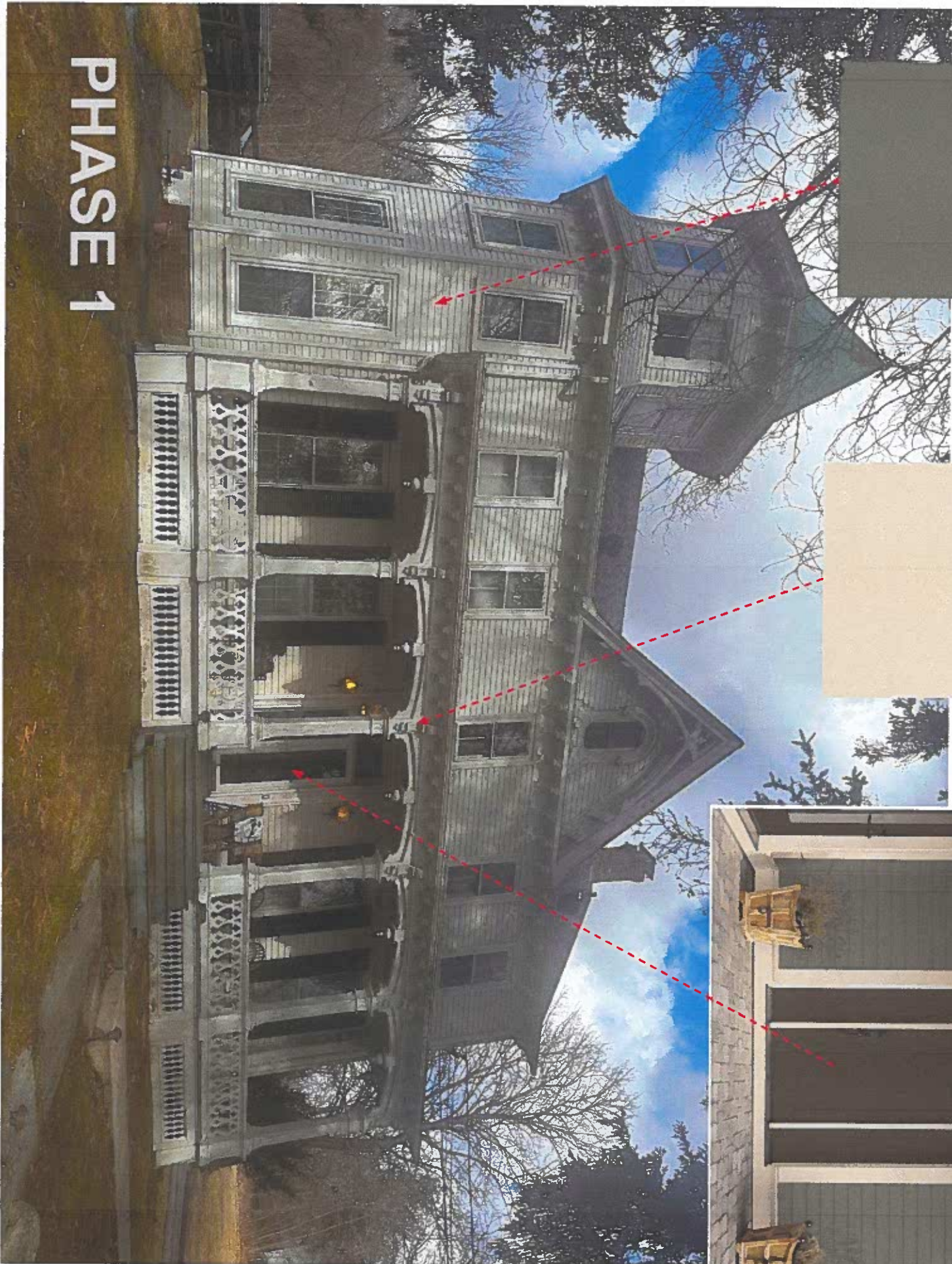
Monument Gray for the main siding

Jewett White for the trim

Monument Gray and Jewett White are Historically verified exterior colors from the 1840 -1865 period in which the current main home and Carriage House was constructed.

The Barn Door on the Carriage house and the main doors on the current home will be in Chocolate. (Shown on the door in the picture) Shutters will also be in Chocolate.

Windows will be in White per current status. Trim around windows will be converted to Jewett White.



PHASE 1

Current Front Facade - 63 Canterbury Road, Brooklyn CT

Exterior - Color Remodel



63 Canterbury Road, Brooklyn, CT
Plans by: Exponent Construction Group, LLC
774-314-7790
info@exponenthomes.com

Scale:

Square Footage: N/A

Property Type: Mixed Use

Zoning: Village District

Label: DRAFT - Not for Construction

References:

63 Canterbury Site Plan

Phase 2

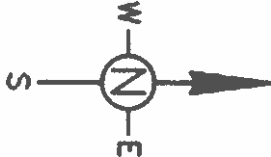
Notes:

Phase 2 to include an expansion of the shop and the addition of solar on the back, south facing slope of the shop.

Addition to be completed to match current style and color as shown on page 7 of Phase 1.

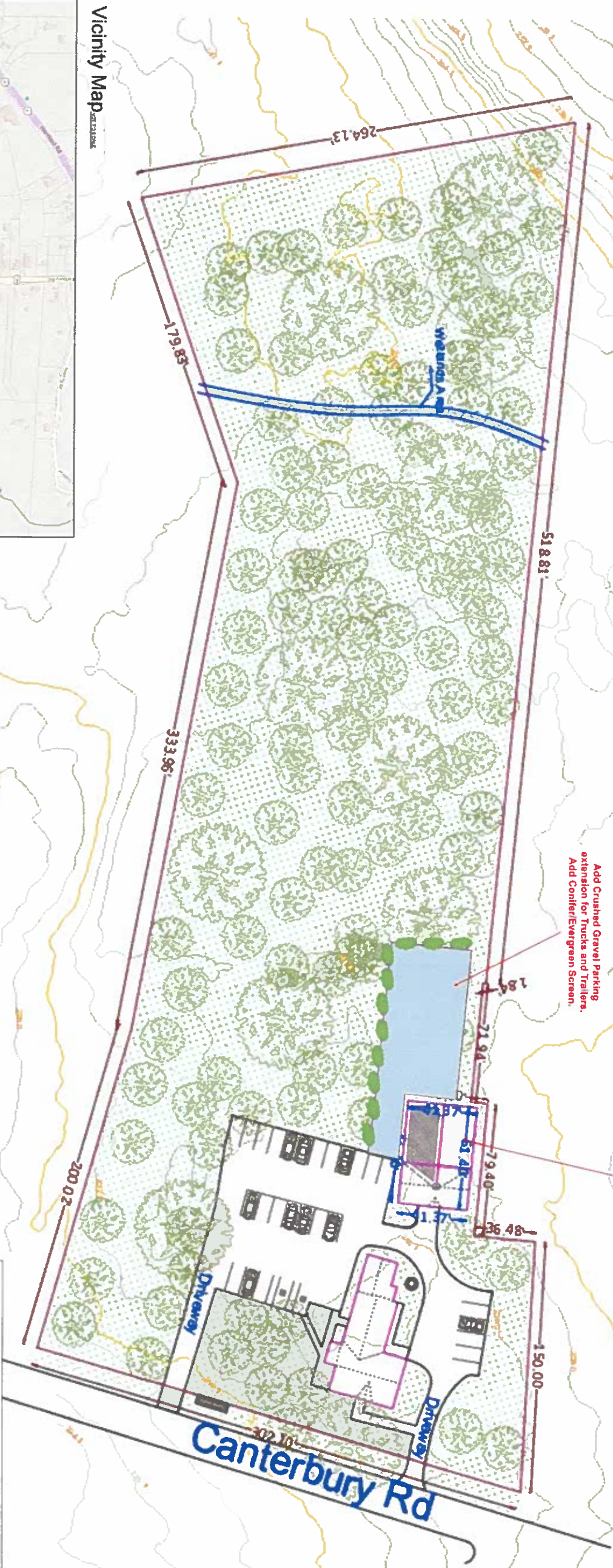
Gravel Parking extension to be added for enclosed trailer parking and construction vehicles (standard 1/2 and 3/4 ton trucks and vans). Parking to be screened with 10' American Arborvitae or similar.

PHASE 2



Add Extension to current Shop area (See page 10 for details)

Add Crushed Gravel Parking extension for Trucks and Trailers. Add Conifer/Evergreen Screen.



Vicinity Map



Project Location

Phase 2 - Site Plan



SP-103

63 Canterbury Road, Brooklyn, CT
Plans by: Exponent Construction Group, LLC
774-314-7790
info@exponenthomes.com

Scale:

Square Footage: 2400 Square Feet

Property Type: Mixed Use

Zoning: Village District

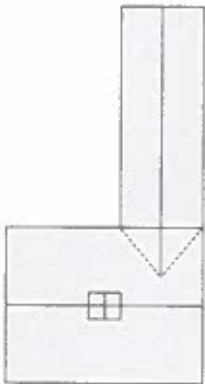
Label: DRAFT - Not for Construction

References:

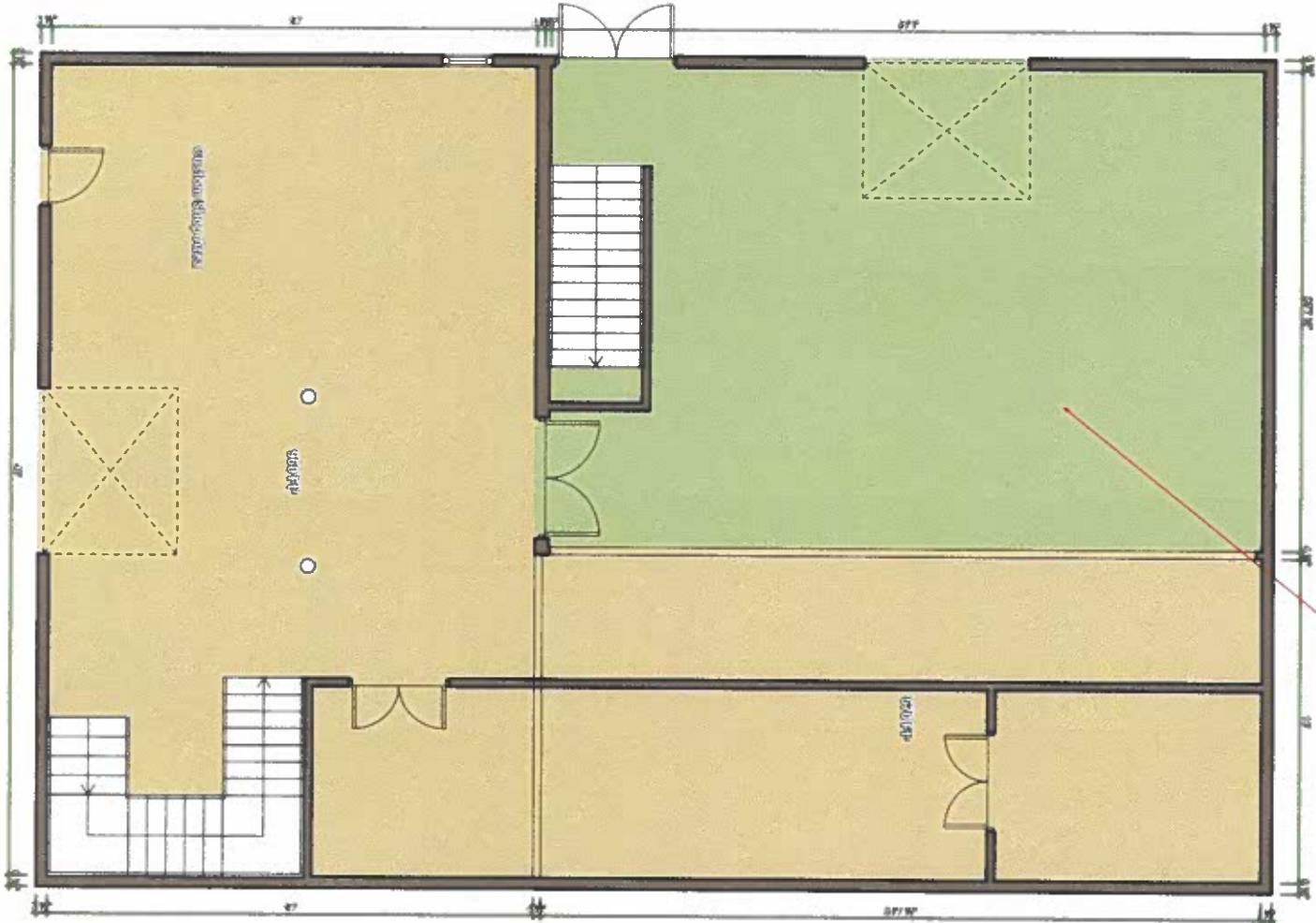
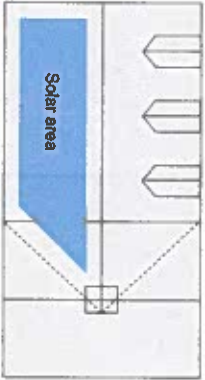
PHASE 2

Existing area in Tan - New area in Green

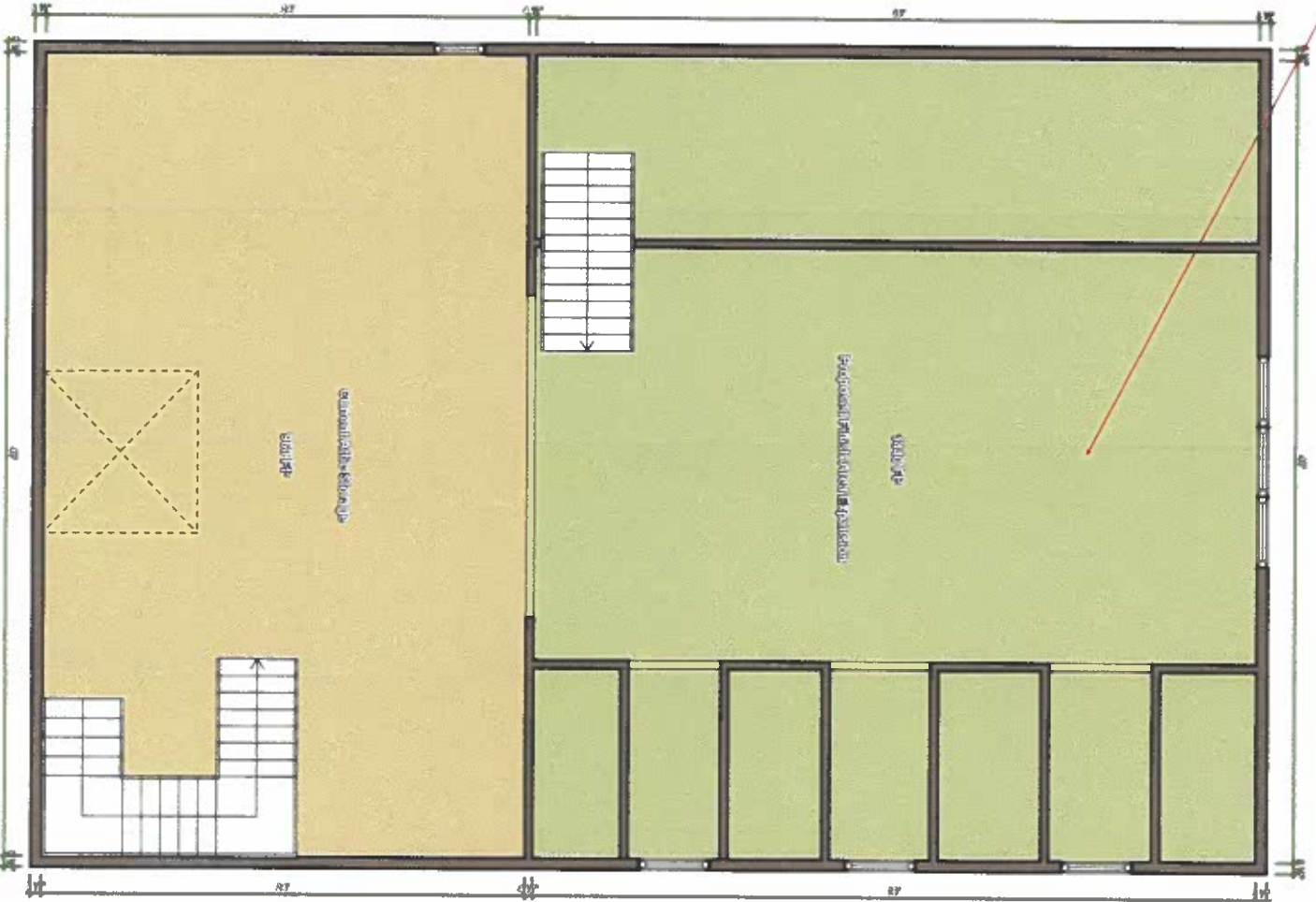
Current Roof Layout



Proposed Roof Layout



Shop Ground Floor



Shop Second Floor

Drafting Notes:

Existing Barn structure is in Tan and the additional structure to be added in Green.

Window placement still under discussion.

The roof over the rear 16X36 extension to be removed and 40' attic trusses to be added to span the entire width of the former extension and new addition.

Addition to match exterior of current barn with 6" Lap Siding.

All current wood siding to be removed and replaced with cement board matching the style of the existing. Colors for the structure to be as follows.

Doors = Chocolate
Siding = Monument Gray
Trim = Jewett White

Colors to be sourced via historic colors containing the same name from the period 1840 - 1865.

Roof to be steel
Color: Chocolate

South rear slope of the new addition to be reserved for solar. Solar to be integrated with the steel roof for as low a profile as possible. Black in color.

Shop - Floor Plan Detail



SA-101

63 Canterbury Road, Brooklyn, CT
Plans by: Exponent Construction Group, LLC
774-314-7790
info@exponenthomes.com

Scale:
Square Footage 2316 Square Feet
Property Type: Mixed Use
Zoning: Village District
Label: DRAFT - Not for Construction

References:

63 Canterbury Site Plan

Phase 3

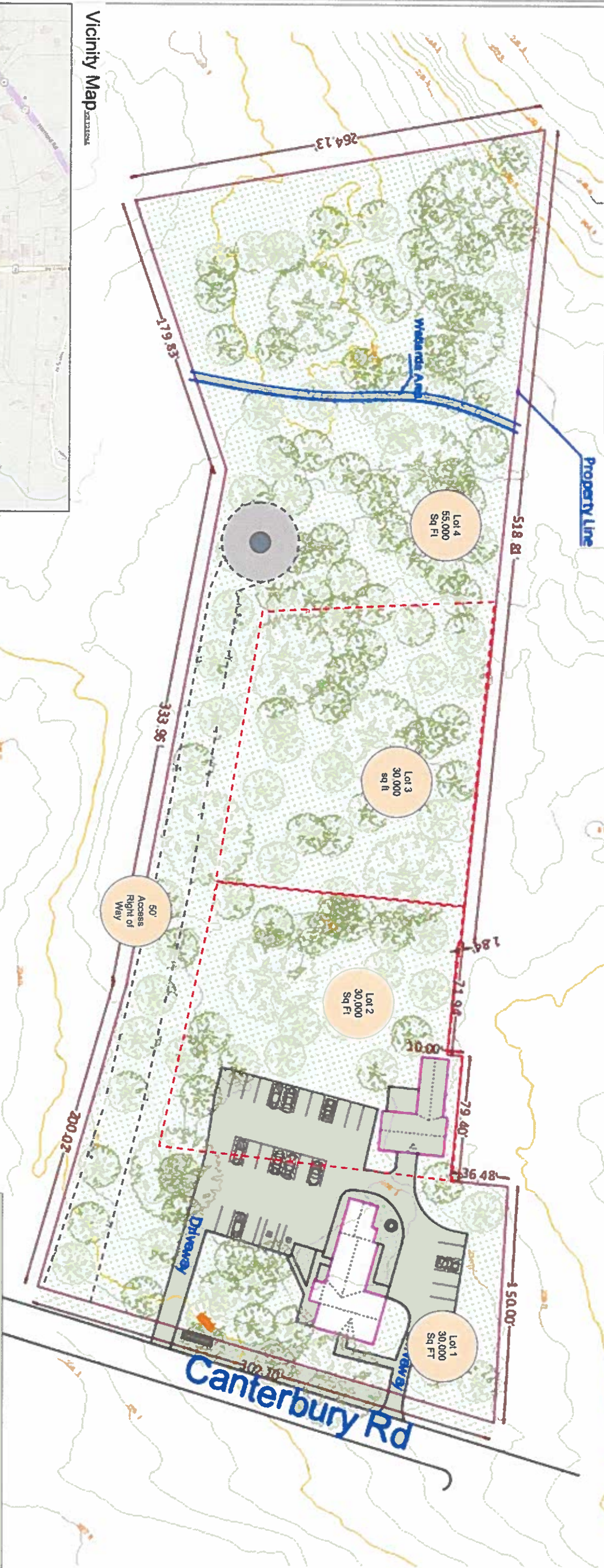
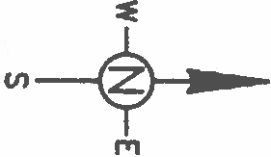
Notes:

Brooklyn Code seems to allow for a lot split in the Village District Zone with a 50 foot access and a minimum of 30,000 Sq Ft per lot with a minimum of 60' width per lot not including the access width or square footage.

Each lot would qualify for a mixed use with a duplex and business.

We are showing the lots but would prefer to opt for a conservation subdivision instead with the development located at the front of the property and the remainder of the property kept natural and undeveloped except for walking trails and picnic areas.

PHASE 3



Vicinity Map



Project Location

Site Plan - Splits per Zoning		
SP-104	63 Canterbury Road, Brooklyn, CT Plans by: Exponent Construction Group, LLC 774-314-7790 info@exponenthomes.com	
Scale:	References:	
Square Footage: 3.8 Acres		
Property Type: Mixed Use		
Zoning: Village District		
Label: DRAFT - Not for Construction		

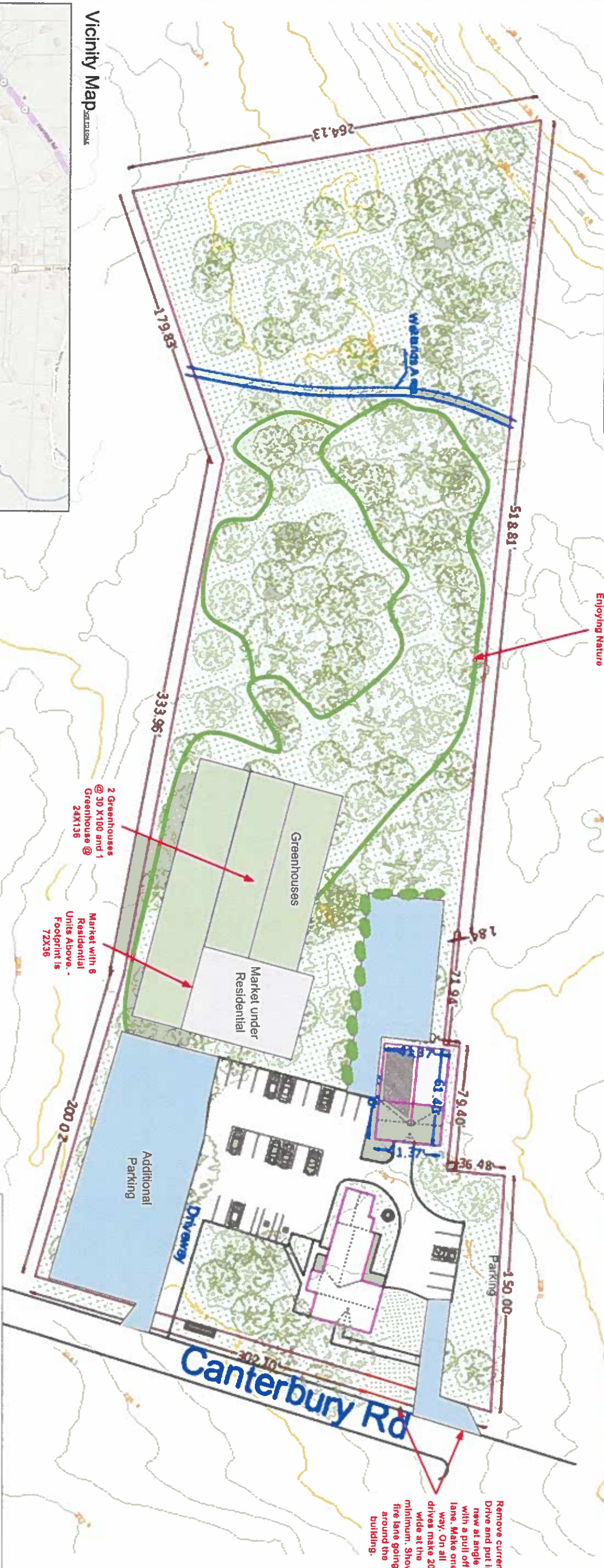
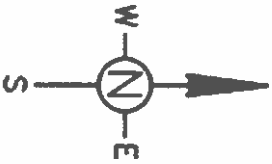
Notes:

Proposed Conservation Subdivision located at the front of the property.

Many of the trees at the front have been killed via an invasive species (Bittersweet) and as part of this phase we will cull the dead or diseased trees, eradicate the Bittersweet and replant.

All pavement will also be removed and replaced with a permeable drive and parking area consisting of a mix of brick and TrueGrid permeable paving.

PHASE 3



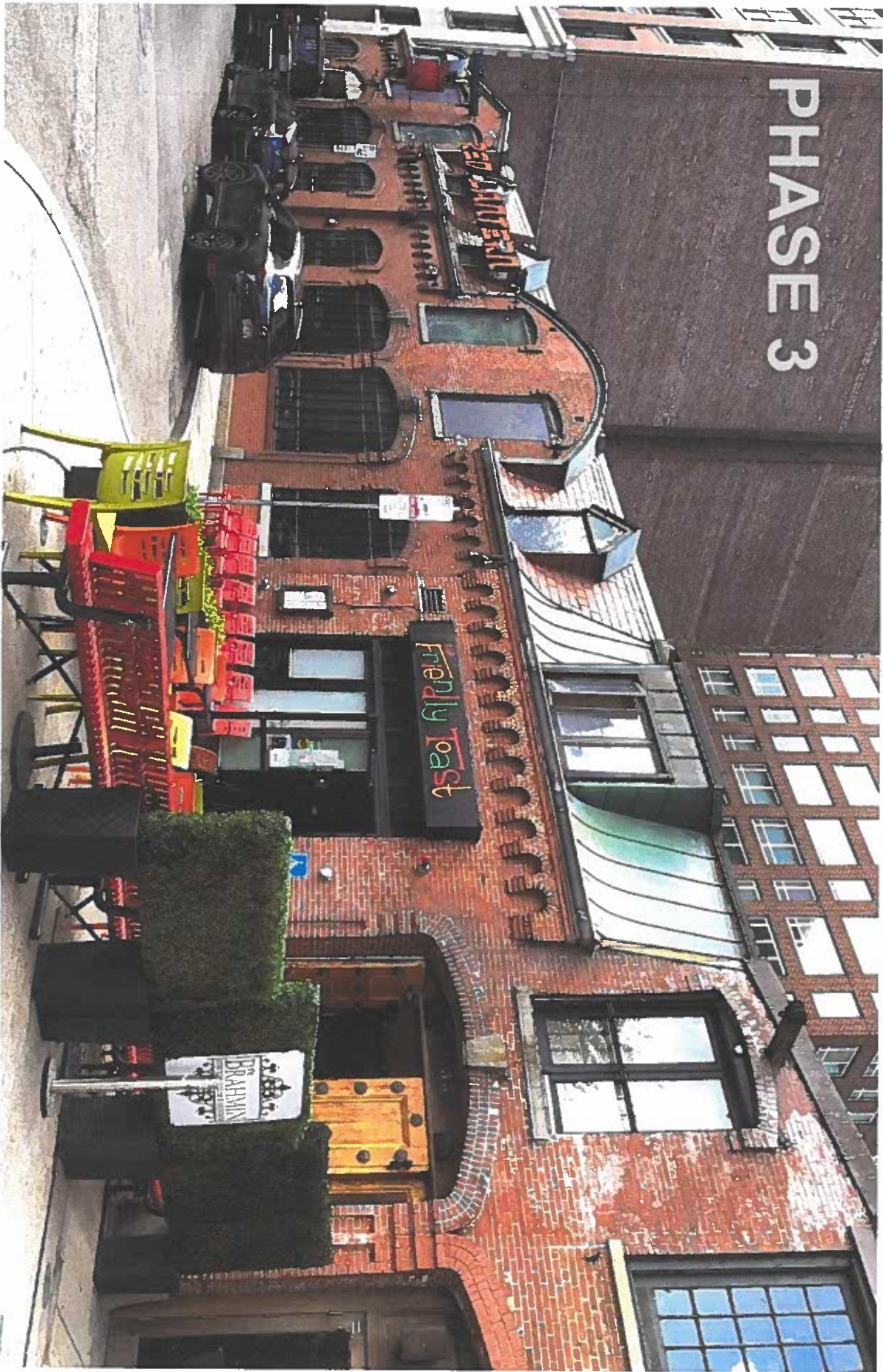
Trails for walking dogs, Enjoying Nature

Vicinity Map



Project Location

Office/Training - Floor Plan Detail		
SP-105	63 Canterbury Road, Brooklyn, CT	
	Plans by: Exponent Construction Group, LLC	
	774-314-7790	info@exponenthomes.com
Scale:	Square Footage: TBD	References:
	Property Type: Mixed Use	
	Zoning: Village District	
	Label: DRAFT - Not for Construction	



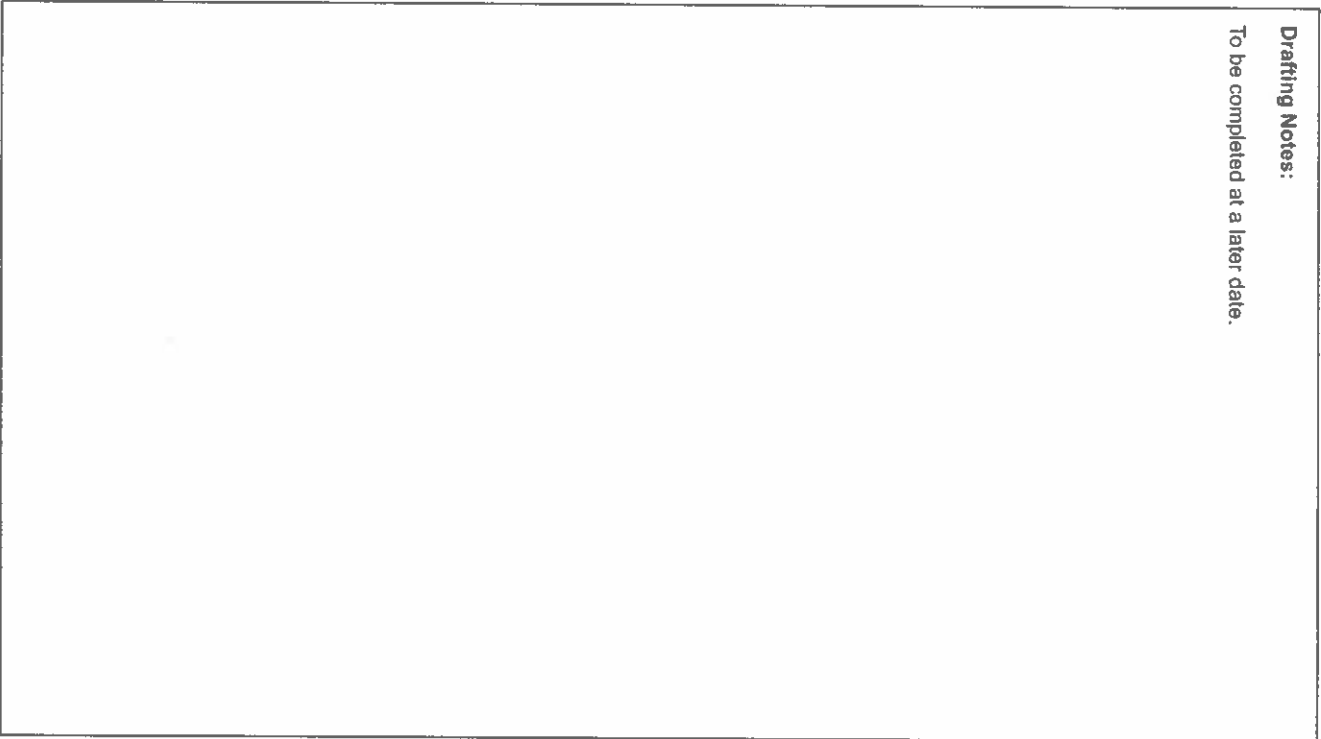
Potential Market Facade Style | Stanhope Stables - Back Bay




Examples of Proposed Parking Style

Drafting Notes:

To be completed at a later date.



Exterior - Market Concept		
		
SP-106	63 Canterbury Road, Brooklyn, CT Plans by: Exponent Construction Group, LLC 774-314-7790 info@exponenthomes.com	
Scale: Square Footage: NA Property Type: Mixed Use Zoning: Village District Label: DRAFT - Not for Construction	References:	

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.