

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

The Planning and Zoning Commission will hold a public hearing on Tuesday, February 15, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

**SP 21-003:** Special Permit for Adaptive Reuse of an Agricultural Building at 330 Day Street, Applicant: Jesse Trinque.

**SP 21-004:** Special Permit for Accessory Apartment at 26 Herrick Road, Applicant: Michael Bunning.

**ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.

A copy of these applications will be available for review on the Town of Brooklyn website and at the Land Use office. ZRC 21-003 will additionally be available at the Town Clerk's office.

All interested parties may attend the meeting, be heard and written correspondence received.

Dated this 21st day of January 2022.

\*Please publish 2/2 and 2/9\*



PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date

Application #SP

21-003

Check #

411

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Jesse Tringue Phone 860-558-8773

Mailing Address 105 Stickney Hill Rd Union CT 06076 Phone 860-604-3413

Name of Engineer/Surveyor Andrew Bushnell Associates LLC

Address 563 Woodbridge St Manchester CT 06042

Contact Person Andrew Bushnell Phone 860-643-7875 Fax 860-643-7875

Name of Attorney \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property location/address 332 Day St Brooklyn CT 06234

Map# 43 Lot# 5 Zone RA Total Acres 3.26

Sewage Disposal: Private  Public \_\_\_\_\_ Existing  Proposed \_\_\_\_\_

Water: Private  Public \_\_\_\_\_ Existing  Proposed \_\_\_\_\_

Proposed Activity Re-use of existing agricultural buildings.

See statement of Use document

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town? \_\_\_\_\_

The following shall accompany the application when required:

Fee \$ 445.00 State Fee (\$60.00) \$60.00 3 copies of plans 1 Sanitary Report \_\_\_\_\_

4.5.5 Application/ Report of Decision from the Inland Wetlands Commission

4.5.5 Applications filed with other Agencies

12.1 Erosion and Sediment Control Plans

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

Applicant: [Signature] Date 12/7/21

Owner: [Signature] Date 12/7/21

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

Handwritten notes: \$445.00, \$655.00, \$150.00 Publication

Jesse Trinque  
105 Stickney Hill Rd  
Union, CT 06076  
860.558.8773  
[Jesse.trinque@gmail.com](mailto:Jesse.trinque@gmail.com)



**Residential Agricultural Re-use Application**  
**Property: 330 Day Street, Brooklyn CT 06234**  
**Owner of Record: Jesse Trinque**  
**Application prepared by: Jesse Trinque & Rachel Trinque**

### Statement(s) of Use

#### **Building #1**

**Morton Steel Building (36 x 98) Previous uses include Green Stuff Greenhouse Offices & Sales Floor, Koi Pond Supply Store, EASTCONN Alternative High School**

Statement of Current/Proposed Use:

This building is occupied by Peregrine Manufacturing, Inc, a business owned by David Singer. Peregrine Manufacturing Inc. is a sewing facility with one owner/operator and 1-3 part-time employees. The company manufactures parachute container systems for sky divers. The process consists of several industrial sewing stations and laser cutting of fabric during the production process. The facility is operated as a purely manufacturing location and does not have a customer facing component. The operating hours of the facility are 6AM – 3PM. During these hours the processes of the business are contained to the interior of the building where David Singer (business owner) and employees construct the parachute deployment rigs. The business is subject to FAA approvals and licensing, of which Peregrine Manufacturing is compliant. This business has minimal but regular vehicle traffic. There are regular Federal Express and UPS deliveries. David Singer and his employee(s) have one vehicle each that are parked on-site in designated parking areas during business hours. The parking area for this business is located on the right-most side of the property consisting of three parking spots and the upper loading dock on the right side of the building consisting of two parking spots.

#### **Building #2**

**Morton Steel Building (30 x 46) Previous uses include Green Stuff Greenhouse Equipment/Bulk Material Storage, Koi Pond Supply Store Storage Facility, Farm Equipment Storage, Laser Cutting/Manufacturing Storage Facility, Office Space/Online Retailer Warehouse**

Statement of Current/Proposed Use:

This building is occupied by Show Shine Solutions, LLC, a business owned by Jason Williamson. Show Shine Solutions, LLC is a licensed and insured premier auto detailing and ceramic coating business. The company provides services in detailing, reconditioning, paint corrections and ceramic coatings and has been in business for over 15 years. Jason's business operates on an appointment only basis. Each customer requests a detailing service on his webpage or via phone and is scheduled for a drop off time.

Once the vehicle is dropped the customer parks in the right-side rear of the building and places their key in a secure key drop. The vehicle is then moved inside by a Show Shine team member until detailing/coating services are complete. The business consists of one owner, Jason, his wife, and contracted laborers (depending on workload). All laborers/owners park their personal vehicles on the right rear side of the building in a gravel parking area. There are also two overflow parking spaces between the 36x98 building and this one. These spots are not generally occupied.

### **Building #3**

**Post & Beam Carriage House (27x27) Previous uses include Farm Stand Retail Store, Carpentry Shop, Residential Use Garage Bays**

Statement of Proposed Use:

This building would be remodeled with appropriate building code/permits to include HVAC, Insulation & retrofits. The upstairs space would be set up as an office with a ½ bath, the main floor would include two garage bays for trade supply storage and interior parking of service vehicles. It is our intention to lease this space to a craftsperson in the industry of plumbing, carpentry, electric etc. There would be no exterior storage permitted and one exterior parking space in the existing parking area.

## **Special Permit Criteria (Section 9.D.5.)**

### **1. Zoning Purposes**

Each proposed use is consistent with adaptive re-use of an agricultural building.

- Building #1 - Peregrine Manufacturing (sewing facility) can be classified as light industry or craftsperson.
- Building #2 - Show Shine Solutions, LLC (premium auto detailer) can be classified a craftsperson. This classification will be supported in a presentation where photographs will show the artistic nature and skilled execution of the trade. An example of classes and a certification process of the trade can be found here:  
<https://www.detailking.com/auto-detailing-training/auto-detailing-training-seminar-craftsman-program-3-day-class/>
- Building #3 – Proposed office and tradesperson (Carpenter, Electrician, Plumber) is listed as an approved use.

### **2. Environmental Protection and Conservation**

When we purchased the property in 2012 it was dilapidated. There was a partially collapsed greenhouse that was no longer in use and had brush overgrown around and inside it. There was a pressured treated retaining wall along the right side of Building #1 that was failing. The entry steps to Building #1 were falling apart and dangerous. The rear Building #2 was in generally fair condition, but vegetation was severely overgrown. The front carriage house, Building #3 was in fair condition but was not maintained. The siding was chipping and rotting, porticos over the doors were falling down and the windows were broken. Overall, the property had not been maintained on a regular basis and resulted in an overgrown eyesore. Neighboring owners became so fed up with its overgrown space that the owner of house located at 336 Day Street used to periodically mow to keep the brush down. Since our purchase of this property, we have put in significant time and money into beautifying it. We took great efforts to preserve existing landscaping remaining from days as a landscape supply and green house. We repaired the failing retaining wall, with an attractive concrete stone face formed wall that would last for many years to come. We also repaired the entry steps to Building #1 with a concrete ramp and decorative white PVC deck safety railing. We have also added property enhancements that we feel are appealing to a classic New England style such as the split rail fencing. We believe that every effort has been made to preserve the natural environment and great consideration has been given to the community's interests.

### **3. Overall Compatibility**

- Building #1 – Peregrine Manufacturing (sewing facility) serves a community need in regards to the proximity to Danielson Airport. This airport is a large skydiving hub and one of the main reasons Peregrine Manufacturing sought to lease our space. We do not believe that this use has a detrimental effect on neighboring properties or development of the zone, as this business is contained to the interior of the building and produces virtually no noise.

- Building #2 – Show Shine Solutions, LLC (premium auto detailer) serves a community need to property owners in Brooklyn CT and surrounding areas to maintain personal vehicles and personal property value. We do not believe that this use has a detrimental effect on neighboring properties or development of the as the business is contained to the interior of the building, produces minimal noise, and serves a clientele that takes pride in the beatification and maintenance of their personal property.
- Building #3 – The proposed use of this building, hopefully being a tradesperson will serve a community need of Plumbing, Electric, HVAC etc. In the current economy there is a large need for these types of businesses and will have a positive impact being in the town. We do not believe that any of these uses will have a detrimental effect on neighboring properties or development of the as the nature of the businesses are self-contained and fully licensed and insured.

#### **4. Suitable Location and Lot for Use**

The lot 330 & 332 Day St meets the minimum lot requirements to be zoned RA and agricultural re-use per 3.C and 6.B.3.3. The property has direct access to Day Street through a designated driveway to the far right of the lot. The total acreage of the lot is 3.26, greater than the required three acres. The total lot frontage is 165ft, greater than the required 150ft.

#### **5. Appropriate Improvements**

Each Morton building (Building #1 & #2) is sided with red metal siding and white trim that was put in place when the buildings were constructed in 1989. This siding has been maintained and taken care of to preserve the New England styling. Building #3 was resided by us in 2014 to match the existing buildings with a barn red clapboard vinyl siding and white trim. The shape and architecture of the carriage house was preserved keeping its early New England charm. This building looks very residential and appears as a two-car detached garage.

The areas of the property that abut residentially zoned land have been meticulously maintained and every effort has been made to provide an attractive screening buffer. On the left side of the property there is an existing tree line that was planted by previous owners, to extend this screening buffer we have planted three large evergreen trees 6ft on center. These trees will mature to a size sufficient to block material views of the businesses to the rear. Past this point along the left property line there is a forest tree line that screens the property from view. This forest line extends from the left side around to the rear of Building #2, shielding the gravel parking area in the rear. The right side of the property is abutted by commercially zoned land. The front of the property is abutted by newly constructed homes on the other side of Day Street. We have planted (3) giant arborvitaes that when mature will substantially block all views of parked cars and Building #2 from view for these homes. The remaining views of the buildings are screened by the home located on the lot (address 332 Day Street). Building #3 is screened from view by existing plantings including a large evergreen tree, two smaller evergreen trees and a large red maple.

## **6. Suitable Transportation Conditions**

We do not believe this requirement applies to any of the uses proposed. Each business does not have frequent traffic associated.

## **7. Adequate Public Utilities and Services**

The property does not have public sewer or waste management. Each business is responsible for their own waste disposal at the Brooklyn Transfer Station. The property has a drilled well (noted on the location survey) that provides ample water for all Buildings. Building #1 has single-phase 200amp electrical service with a meter on the exterior of the building. There is a professionally installed subpanel with a meter located on the interior of Building #1 that provides service to Building #2. Building #3 will have its own electrical service from the pole located on Day Street. This service was pre-existing in 2012 when we initially purchased the property. We cancelled this service and had the lines uninstalled to avoid paying un-needed delivery charges. We do not believe that any of these uses burden the capacity of available public utilities.

## **8. Long Term Viability**

The property is maintained by a professional lawn care service and a professional plow company at the property owners' expense to ensure a pleasing aesthetic. Any necessary improvements or repairs are done in a timely manner to ensure the tenants have adequate and appropriate spaces to conduct business.

## **9. Nuisance Avoidance**

There are no current water or drainage issues with the property nor do we expect any. There are existing yard drains and water management systems that predate our ownership.

- Building #1 – Peregrine Manufacturing, Inc. (sewing facility) hours of operation are 6AM – 3PM during these hours there are two- three vehicles on site. The parking visibility has been screened as noted in section 5. The team members conduct business inside the building only and produce no outside noise. The building is well insulated and any activity inside the building cannot be heard outside. The noise and light pollution with this use are materially consistent with that of a typical residence. We don't believe that odors, unsightly appearance, or water contamination issues apply to this use.
- Building #2 – Show Shine Solutions, LLC (premium auto detailer) hours of operation are by appointment only. Generally, these hours are 9AM – 6PM. Occasional weekend hours are a possibility. This building is extremely well-insulated, and any noise cannot be heard on outside of the building. The meticulous process by which cars are detailed with waterless washing (see video) that is contained to the interior of the building with no exterior presence, we don't expect any impact to neighboring properties.

- Building #3 – Proposed Tradesman, hours of operation would generally be 8AM – 5PM. All operations would be contained to the interior of the building and would not disturb surrounding property owners. We don't believe that odors, unsightly appearance, or water contamination issues apply to this use.

#### **10. Plan of Conservation and Development**

We believe that all the proposed uses are in accordance with the goals and objectives of the Plan of Conservation and Development.

#### **11. Mitigation**

We do not believe this section applies as the buildings have been in place since 1989 and have been materially kept in original condition. The current uses are consistent with or less than the traffic and use patterns since this property was originally developed in 1989.



# 330 Day Street Agricultural Re-Use

Presentation of Historical, Current and Proposed Use of Agricultural Buildings  
Located at 330 Day Street, Brooklyn, CT 06234

Presented by: Jesse & Rachel Trinque

## 330 & 332 Day Street Current Aerial View

This image was obtained from Google Earth Satellite imagery and overlaid with plot points from the location survey prepared by Bushnell Associates to depict the 3.26 acre lot.



# Historical Use of Property





# NDDH Septic System Applications and As-Built Plans Locations of Building #1 and Building #3 Noted

11-1000-3

NORTHEAST DISTRICT DEPARTMENT OF HEALTH  
 BUILDING DIVISION, ROUTE 202  
 BRIDGEVILLE, CONNECTICUT 06405

APPROVAL TO CONSTRUCT OR REPAIR SEWAGE DISPOSAL SYSTEM

Approval is hereby granted for the construction/repair of a sewage disposal system.  
 Located at: 1015 Day St., Day St. in the town of: Branford  
 Owner: Fred DeLoach Installer: Fred DeLoach  
 Residential, No. of Bedrooms: 1000 Non-Residential; Design Flow: 100 G.P.D.

INSTRUCTIONS TO INSTALLER

- (1) This office to be contacted before any change is made in the system location, size or design.
- (2) Any new sewage disposal system must conform to all requirements of section 19-137a of the Public Health Code, State of Connecticut.
- (3) All construction to be under the direct supervision of an installer licensed under section 20-31 of the Connecticut General Statutes.
- (4) The installer is responsible for verifying locations of property lines, wells and buried utility lines prior to construction.

Specific Instructions: 1. 50' trench  
locate in area of lot #1-A  
maximum depth 30' at a minimum grade

Construction Sketch

APPROVAL GRANTED BY: SP-1500/1 DATE: 6-6-87 REVISED: \_\_\_\_\_  
 FEE PAID: 100.00 HOLD FOR PAYMENT: \_\_\_\_\_  
6/6/87

11-1000-3

INSPECTION OF SEWAGE DISPOSAL SYSTEM  
 NORTHEAST DISTRICT DEPARTMENT OF HEALTH

TOWN: Branford  
 ROAD: Day St.

OWNER: Fred DeLoach LOCATION: Day St. lot 5 map 43  
 INSPECTED BY: RA. DeLoach DATE: 7/28/87 INSTALLER: \_\_\_\_\_  
 RESIDENTIAL; NO. OF BEDROOMS: 1000 NON-RESIDENTIAL; DESIGN FLOW: 100 G.P.D.

Building #1

Building #3

A	B	C	D
E	18.8	40	
F			236.32

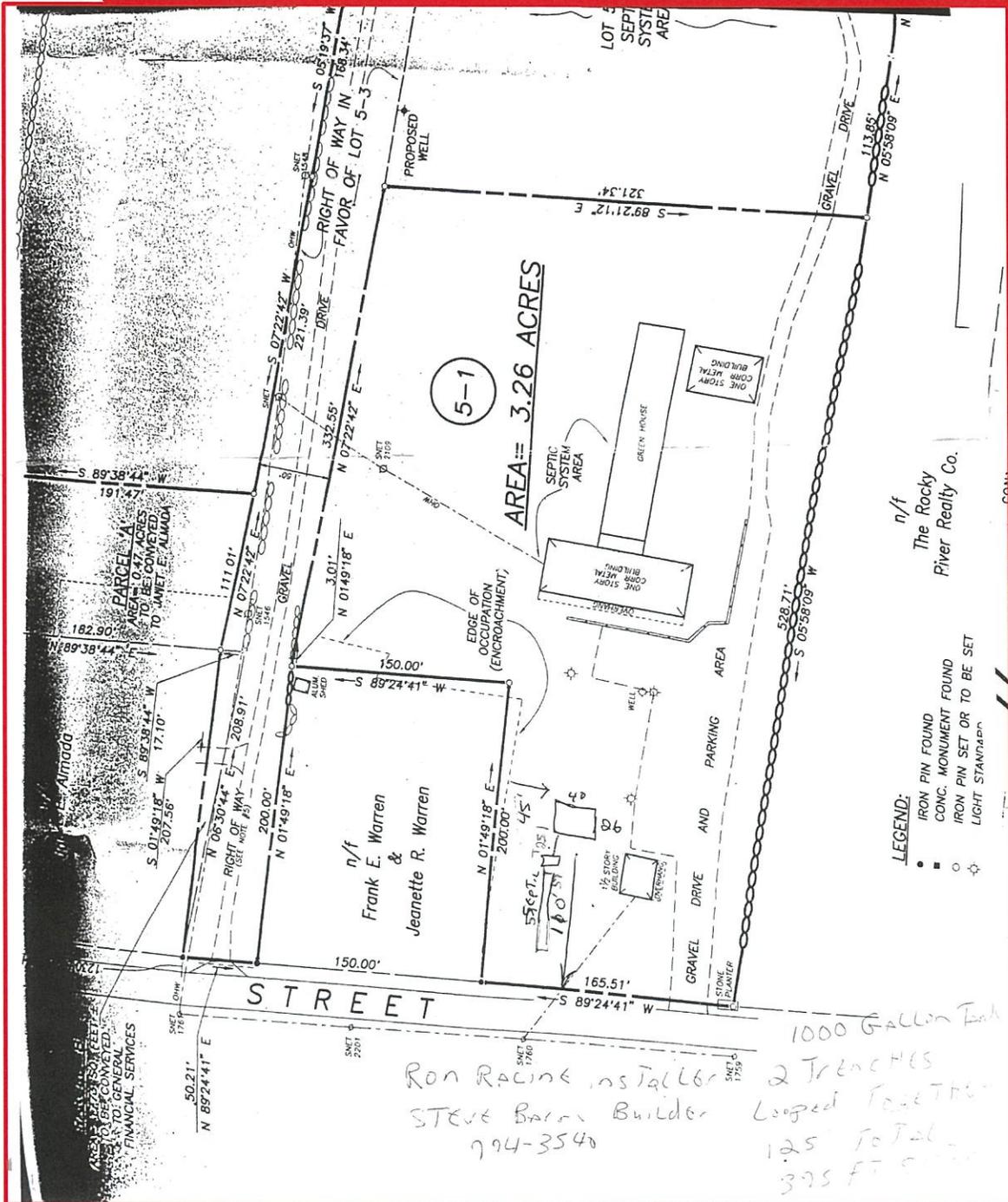
SYSTEM SKETCH NOT TO SCALE

Day Street

SCALE: 1" = 100'  
 LEAKAGE SYSTEM: 60 SO. FI.  
 DEPTH TO TOP: 6-12 IN.  
 APPROVAL RECOMMENDED: Y/D

REMARKS: Complete flow and  
soil tests before final  
groundwater inspection

This is the next site plan that was drawn on the property. We can infer that this was drawn around the year 2000, as the certificate of occupancy for the house was issued in 2001 and this plan notes a builder and septic installer. This plan accurately depicts the locations and sizes of the re-used agricultural structures on the premises. Because of these plans it would be reasonable to infer that these buildings were built soon after the 1989 proposal.



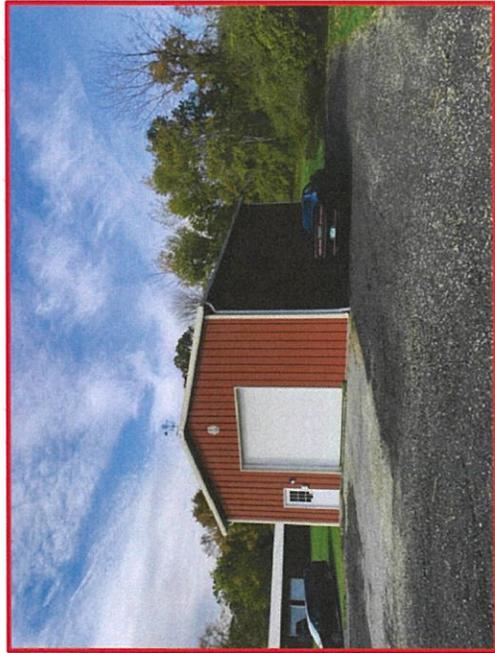


This is an image that depicts the property when EASTCONN operated an alternative high school facility in Building #1. The parking from this use is has a much larger presence than proposed uses addressed in this application. We can assume that this picture was taken between 2001 (when the house was built) and mid-to-late 2000's when EASTCONN terminated their lease.

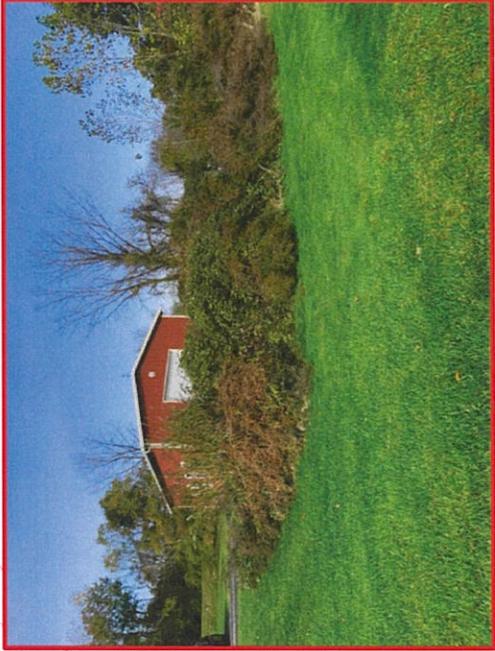


# Proposed and Current Use of the Property





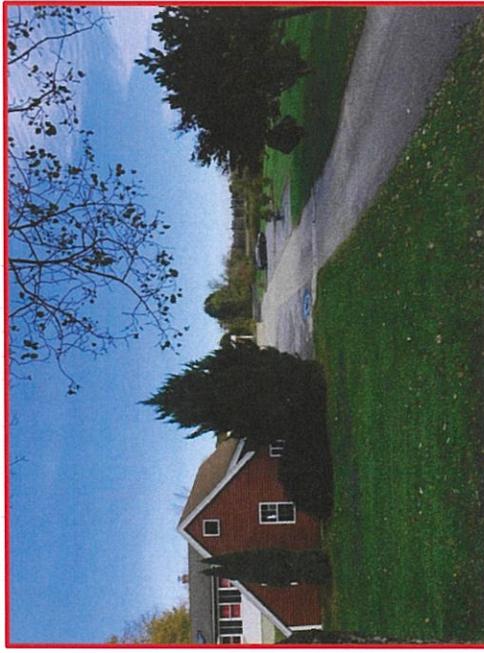
Building #2 – Front View



Building #2 – Property Line View



Property View to Show Buffers



Building #3 – Road View



Road view of Building #3, #1, & #2



Buffer trees on 336 property line

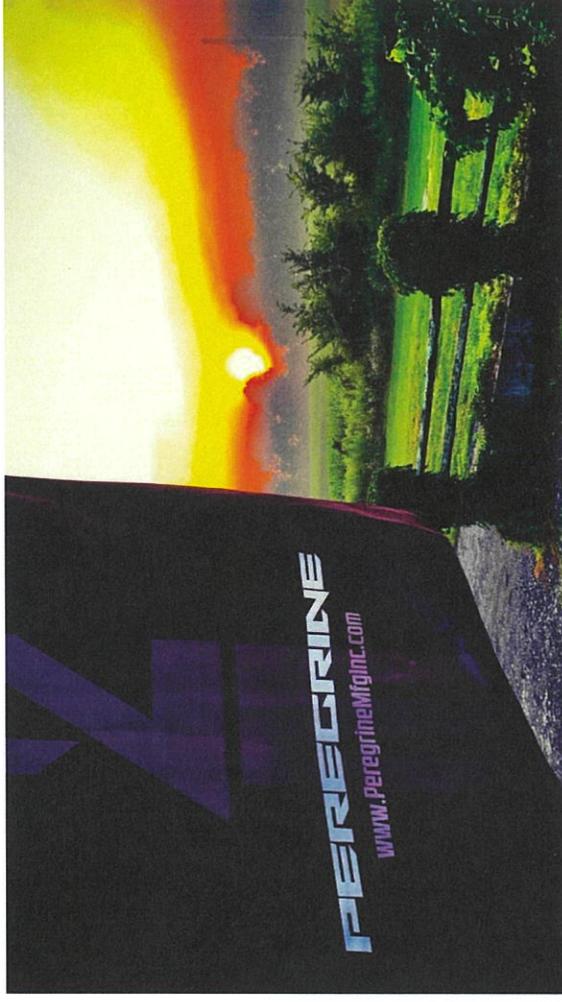


**Property view during business hours for both tenants. View from back corner of lot**



## Peregrine Manufacturing, Inc. Building #1

- This business has been operating with FAA approval in this facility since December 1, 2014.



**Building #1 - Interior**  
**Peregrine Manufacturing, Inc.**  
**Business Facilities**

Video Created By: David Singer, Business Owner



Peregrine Factory Tour – Building #1. David Singer gives a detailed tour of the interior of the building and day to day operations in his industry.

## Light Industry

the production of small goods that will be sold to the people who use them rather than to another manufacturer

- Peregrine Manufacturing, Inc, designs and produces parachute container systems for recreational skydiving professionals.
- The business operates on a direct-to-consumer sales model. Each container system is designed to customer specifications. Peregrine's container systems are used worldwide.
- Peregrine Manufacturing, Inc., operates on a small scale with capabilities to produce and ship a few containment "rigs" per week.



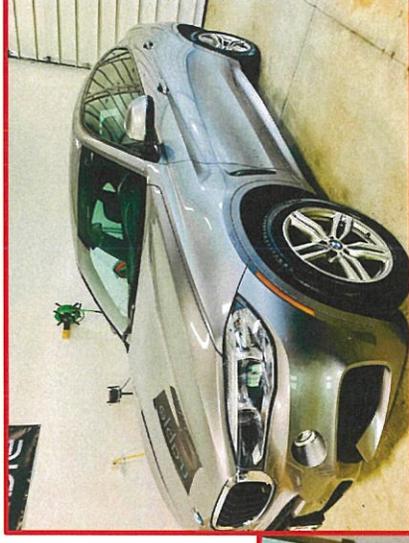


# Show Shine Solutions, LLC Building #2

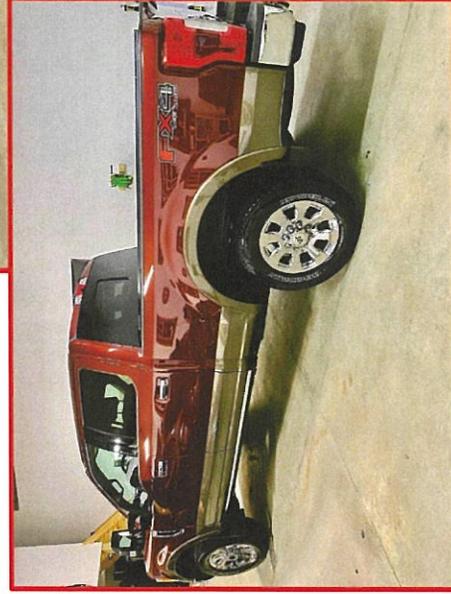
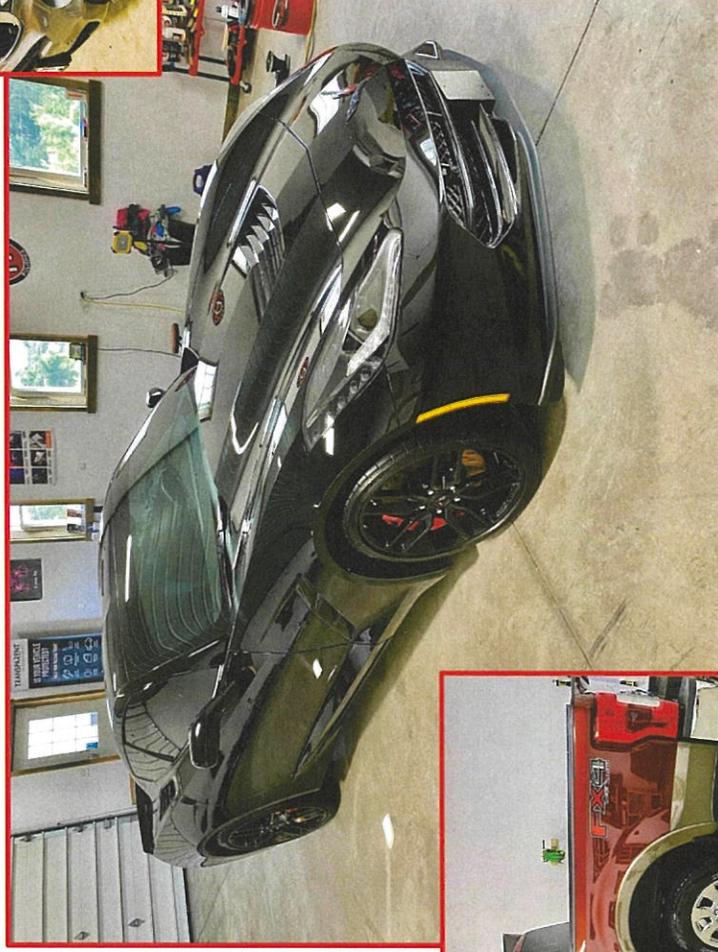


Show Shine Solutions LLC  
FEB 2021

## Show Shine Solutions, LLC Building #2



This is an example of vehicles that are brought to Show Shine Solutions for services. Many of the vehicles are brand-new off the showroom floor but enthusiasts seek a better than brand new finish quality and protection on their investment.



## ▼ Show Shine Solutions, LLC

Waterless Wash Example—  
Video obtained from a youtube  
subscribed highend auto  
detailer similar to Show Shine

This video shows a similar  
process of how Show Shine  
Solutions, LLC washes vehicles  
inside the building without  
excess water or overspray.



- Premium auto detailing typically has at least three main phases, with multiple steps to each phase. The first phase is a hand wash (described in the previous slide). The second phase is paint correction or restoration. This is where the artwork happens; where a car with swirl-marks, streaks, and water spots returns to showroom shine. The third phase is paint protection. This means applying a protective wax or sealant. For this step Show Shine Solutions offers a Ceramic Coating (pictured below). This step can only be performed by a licensed professional trained in the craft.



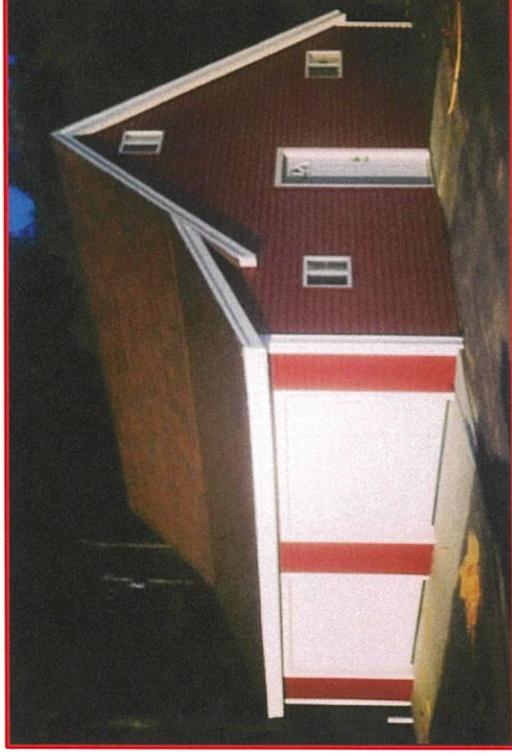
## Craftsperson

- 1: a person who practices a trade or handicraft as a job
- 2: a person who is skilled in a craft

**This photo is of a ceramic coating cured by infrared, taken inside Show Shine Solutions.**

## Proposed Craftsperson/Tradesperson Building #3

- This building would be the perfect space for a tradesperson in the area of Electric, HVAC or plumbing. It is our hope that we can renovate this space to accommodate a business here.
- Plans are to renovate and revive the space in a similar fashion to Building #2, with a high efficiency ductless HVAC system and insulation. We would also add a dormer to accommodate a small office space upstairs. Below is the current state of the building (left) and a generic rendering (right) of what we would hope to achieve.

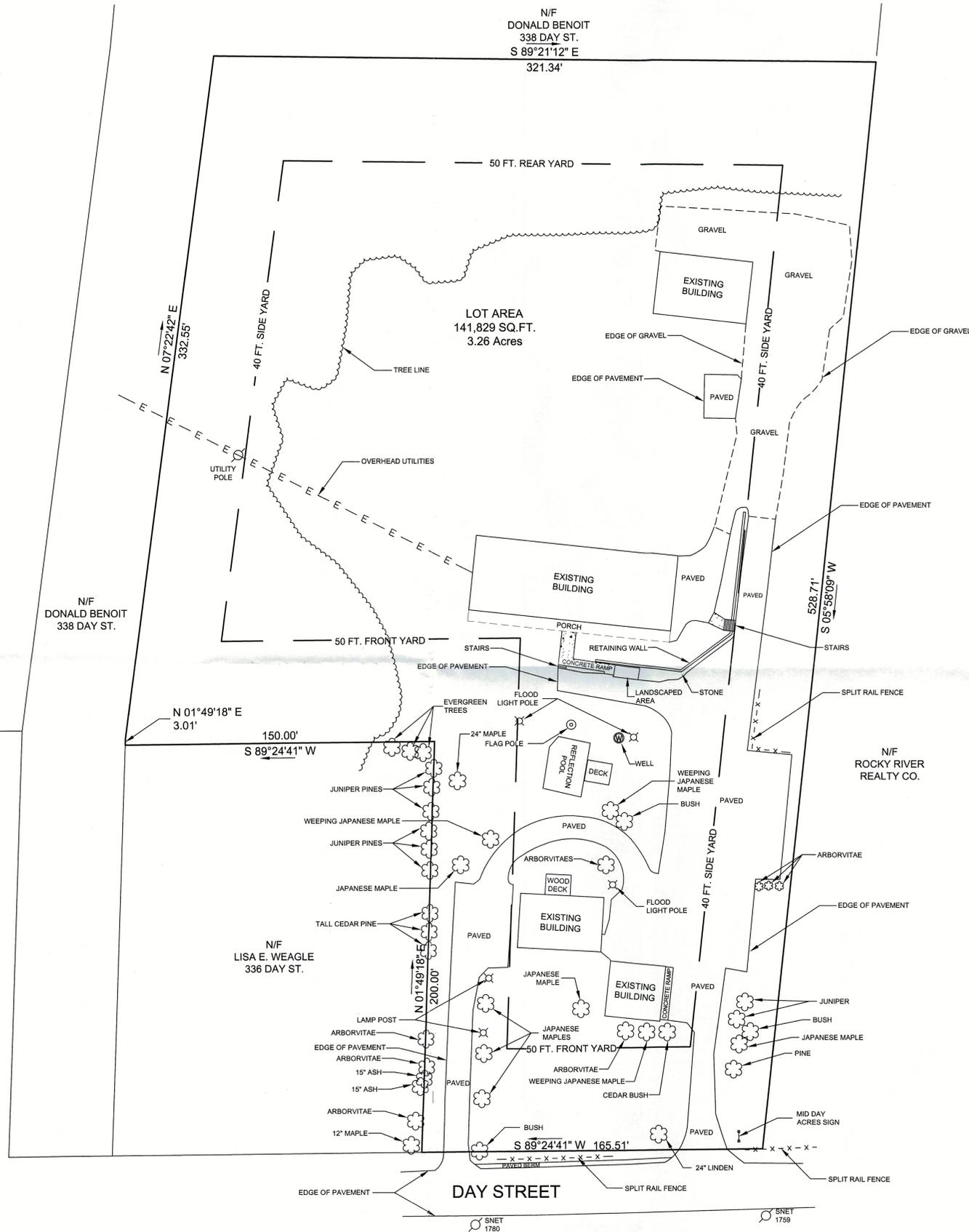
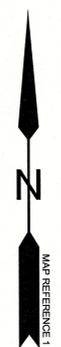


**SURVEY NOTES:**

- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY ZONING LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2.) PROPERTY IS LOCATED IN A RA (RESIDENTIAL AGRICULTURAL) ZONE.
- 3.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP NUMBER 0901640003A EFFECTIVE JANUARY 3, 1985.

**MAP REFERENCES:**

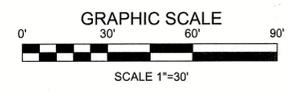
- 1.) SUBDIVISION PLAN PREPARED FOR GENERAL FINANCIAL SERVICES DAY STREET BROOKLYN, CONNECTICUT SCALE: 1"=60' DATE: 5/28/97 SHEET: 1 OF 1 PROJ # 97022 FB: 444 DWN: RAG CHK: BW KWP ASSOCIATES SURVEYING ENGINEERING SITE PLANNING 250 KILLINGLY ROAD POMFRET CENTER, CT 06259-0106



**LEGEND**

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- ⊙ WELL
- ⊕ UTILITY POLE

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."



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

ANDREW F. BUSHNELL P.E., L.S. 24591  
 THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

	PLAN PREPARED FOR <b>JESSE TRINQUE</b>		
	330 DAY STREET BROOKLYN, CT.		
	ZONING LOCATION SURVEY		
	SCALE: 1"=30'	DATE: 10/21/2021	FILE NO. 2021-109
	SHEET: 1 OF 1		
<b>BUSHNELL ASSOCIATES LLC.</b> CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875			
REVISIONS: 11/09/2021			

# Killingly Engineering Associates

## Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241  
Phone: 860-779-7299  
www.killinglengineering.com

**RECEIVED**

December 7, 2021 **DEC 15 2021**

### **Proposed In-Law Apartment**

*Michael J. Bunning*  
*26 Herrick Road*  
*Brooklyn, CT*

### **APPLICATION PACKAGE CONTENTS – Special Permit**

Application fee:

\$300.00 (Site Plan Review Fee)  
\$100.00 (Special Permit Fee)  
\$ 60.00 (State Fee)  
\$460.00 Total Fee

1. 4- full sized sets of plans– Dated: 11/30/2021
2. Special Permit Application
3. Site Plan Review Application
4. List of adjacent land owners including across the street
5. Environmental Impact Statement
6. Statement of Use
7. Sanitary Report
8. Copy of (A-2) Re-Subdivision Map
9. Floor Plan

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

RECEIVED

DEC 15 2021

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

Application #SP 21-004  
Check # 9712

APPLICATION FOR SPECIAL PERMIT

Name of Applicant MICHAEL BUNNING Phone 860-428-5333  
Mailing Address 26 HERRICK ROAD BROOKLYN CT 06234 Phone \_\_\_\_\_

Name of Engineer/Surveyor KILLINGLY ENGINEERING ASSOCIATES  
Address PO BOX 421 KILLINGLY CT 06241  
Contact Person NORMAN THIBEAULT Phone 779-7299 Fax \_\_\_\_\_

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

Property location/address 26 HERRICK ROAD  
Map# 26 Lot# 3-1 Zone RA Total Acres 9.037  
Sewage Disposal: Private  Public \_\_\_\_\_ Existing \_\_\_\_\_ Proposed   
Water: Private  Public \_\_\_\_\_ Existing  Proposed \_\_\_\_\_

Proposed Activity PROPOSED 10-LOW APARTMENT IN EXISTING LOFT AREA OF GARAGE & ASSOCIATED SEPTIC SYSTEM

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

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

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

Applicant: Michael Bunning Date 12/8/21  
Owner: Michael Bunning Date 12/8/21

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

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

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

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

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant MICHAEL BUNNING Phone 860-428-5333  
Mailing Address 26 HERRICK ROAD BROOKLYN CT 06234 Phone \_\_\_\_\_

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

Name of Engineer/Surveyor KILLINGBY ENGINEERING ASSOCIATES  
Address PO BOX 421 KILLINGBY CT 06241  
Contact Person NORMAN TRIBESBULT Phone 779-7299 Fax \_\_\_\_\_

Property location/address 26 HERRICK ROAD  
Map # 26 Lot # 3-1 Zone RA Total Acres 9.037

Proposed Activity PROPOSED IN-LAW APARTMENT OVER GARAGE (IN EXISTING WFT AREA) & ASSOCIATED SEPTIC SYSTEM

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

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

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

Variances obtained N/A 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: Michael Bunning Date 12/8/21  
Owner: Michael Bunning Date 12/8/21

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

**LIST OF AJACENT LAND OWNERS INCLUDING ACROSS THE STREET as of 12/07/2021 NECCOG**

*Michael J. Bunning  
26 Herrick Road  
Brooklyn, CT*

MAP/LOT	NAME
26 / 3-2	BUNNING MICHAEL 26 HERRICK RD BROOKLYN, CT 06234
26 / 3F	CREDIT SCOTT M & DANA L 46 HERRICK RD BROOKLYN, CT 06234
26 / 3A	VALENTE MICHAEL 38 HERRICK RD BROOKLYN, CT 06234
26 / 4	WHITE KIM M 32 HERRICK RD BROOKLYN, CT 06234
25 / 36-1	BOGERT KATIE LYN 19 HERRICK RD BROOKLYN, CT 06234
25 / 34	NIELSEN BOYD B 9 HERRICK RD BROOKLYN, CT 06234
25 / 41	SOKOLOWSKI RONALD A & MILDRED A P O BOX 217 BROOKLYN, CT 06234
26 / 20-1	SANSOUCY PAUL R PO BOX 917 DAYVILLE, CT 06241
26 / 20	BLAKE LORRAINE M 208 POMFRET RD BROOKLYN, CT 06234

# Killingly Engineering Associates

## Civil Engineering & Surveying



P.O. Box 421 Dayville, CT 06241  
Phone: 860-779-7299  
Fax: 860-774-3703

### **Michael Bunning - 26 Herrick Road Proposed In-law Apartment**

#### **Sanitary Report**

Soils on the subject property are suitable for installation of on-site septic systems. Deep test holes indicate restrictive soils at 32" to 34" with percolation rates less than 10 minutes per inch. These conditions combined the moderate slope allow for the design of a minimally sized system designed in accordance with state health code. The system footprint depicted on the plans is for a 2-bedroom in-law apartment and is currently under review by the Northeast District Department of Health.

#### **Water Supply Report**

The existing building is served with a drilled well and location depicted on the design plans provide sufficient separation distances from the proposed on-site septic system in accordance with state health code requirements. Well yields in the area have historically been very good. The existing well on the property for Mr. Bunning's home yields 25 gallons per minute and wells drilled for two single-family homes on the south side of Herrick Road yield in excess of 20 gallons per minute.

#### **Statement of Use**

The proposed in-law apartment will be constructed in a space above the existing 3-car garage that is currently vacant. A floor plan layout for the apartment is enclosed with the application.

#### **Impact Statement**

The proposed use will not have any impacts to the surrounding properties. The on-site septic system will be positioned in an area that has been previously disturbed and no additional impervious surfaces will be constructed. All improvements and modifications will be within an existing structure.





## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

December 21, 2021

Mike Bunning  
26 Herrick Road  
Brooklyn, CT 06234

**SUBJECT: FILE #96000206 -- HERRICK ROAD #26, MAP #26, LOT #3, BROOKLYN, CT**

Dear Mike Bunning:

The subject plan (KILLINGLY ENGINEERING ASSOCIATES, JOB# 10049, DRAWN 11/30/2021) submitted on 12/21/2021 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 2 bedroom house based on the following:

1. CT licensed surveyor must stake house, well, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil and fill material have been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
6. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
7. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations OR an Engineer's As Built will be required.
8. Septic tank must be located 5 feet from deck (field adjust) plan shows 4 feet.

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.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

**THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.**

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

Sincerely,

Donovan Moe, EHS  
Environmental Health Specialist-NDDH

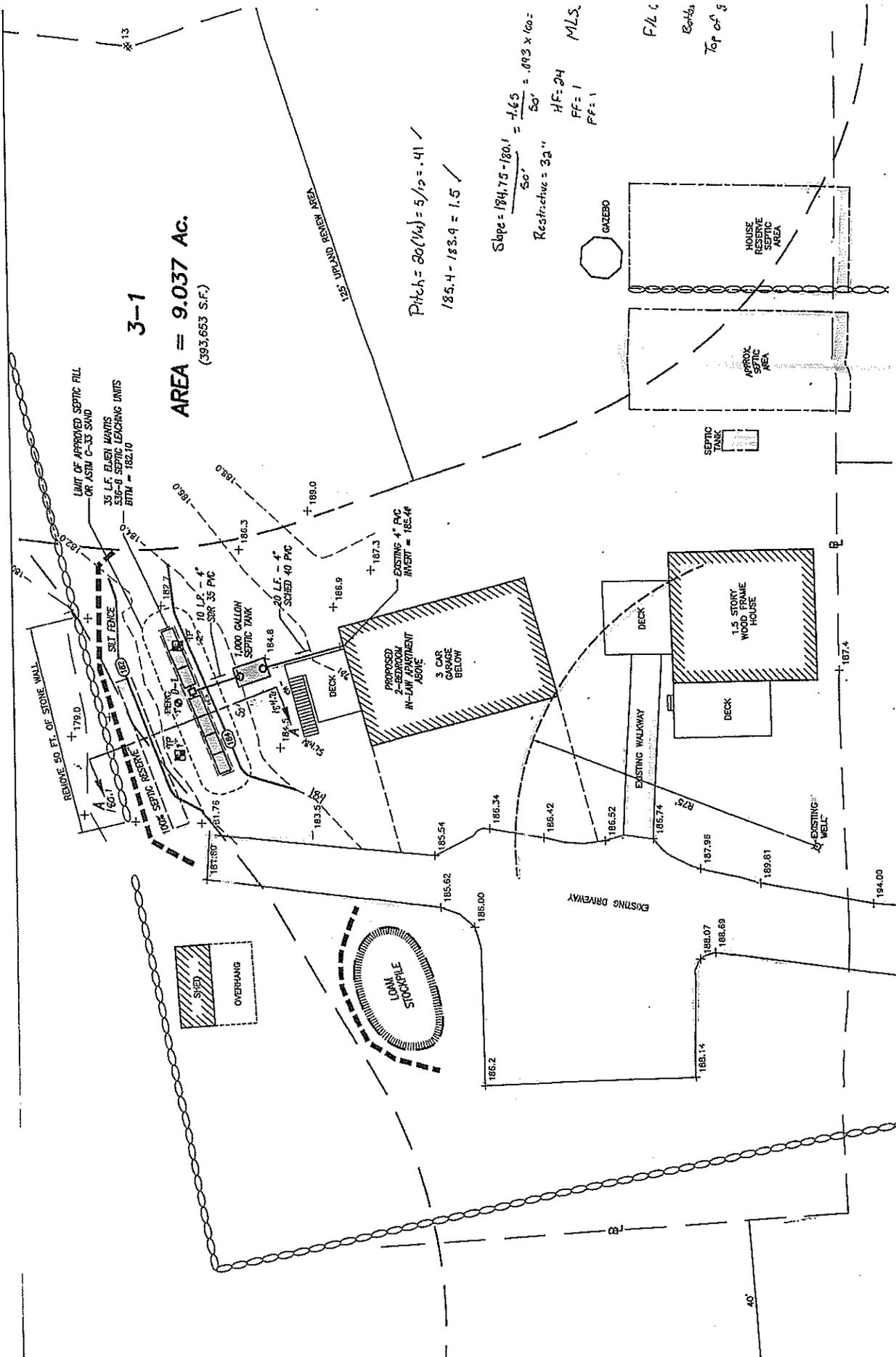
cc: Brooklyn Building Official; Killingly Engineering Associates

3-1  
 AREA = 9.037 AC.  
 (393,653 S.F.)

Pitch =  $20(1/4) = 5/12 = .41$   
 $185.4 - 183.4 = 1.5$

Slope =  $\frac{184.75 - 180.1}{50'} = \frac{4.65}{50'} = .093 \times 100 = 9.3\%$   
 Restraint =  $3.2''$   
 HF = 24  
 FF = 1  
 PFF = 1

F/L C  
 20' x 20'  
 TOP OF S



Certified Soil Scientist, in December 2010.

- 7. Soil test data taken from Northeast District Department of Health file number: 9600206.
- 8. Elevations based on an Assumed Datum. Contours taken from actual field survey. Contour interval = 2'.
- 9. Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.

**MAP REFERENCE:**

"Resubdivision Map - Prepared For - Michael J. Bunning - Herrick Road & Pomfret Road (169) Brooklyn, Connecticut - Scale: 1" = 60' - Date: 5/24/2011 Revised To: 9/25/2012 - Sheet 2 Of 8 - Prepared By: Killingly Engineering Associates." On File In The Brooklyn Land Records.

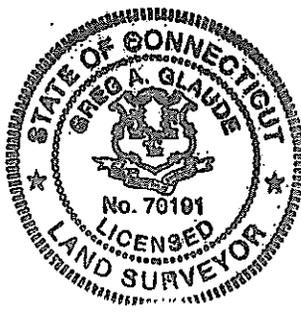
DATE	DESCRIPTION
REVISIONS	

**GENERAL LOCATION SURVEY**  
**SEPTIC SYSTEM DESIGN PLAN**  
**PROPOSED IN-LAW APARTMENT**  
**PREPARED FOR**  
**MICHAEL J. BUNNING**  
  
**26 HERRICK ROAD**  
**BROOKLYN, CONNECTICUT**

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

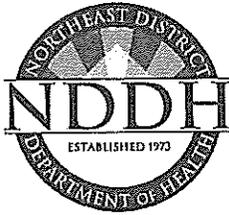
DATE: 11/30/2021	DRAWN: RGS	2021 DEC 14 A 10:43 NORTHEAST DISTRICT DEPT OF HEALTH
SCALE: 1" = 20'	DESIGN: NET	
SHEET: 1 OF 2	CHK BY: GG	
DWG. No: CLIENT FILE	JOB No: 10049	

**NORTHEAST DISTRICT DEPARTMENT OF HEALTH**  
FILE # 9600206 REV #    PLAN RECD DATE 12/14/21  
SITE PLAN:    A-2 SURVEY    T-2    REDLINE:    # OF COPIES 3  
REVIEWED BY [Signature] Miss DATE 12/21/21  
SENT TO STATE CO    DATE     
 APPROVED  APPROVED SEE LETTER  
 REJECTED  REVISION REQUIRED  
 RELEASE TO ENGINEER ONLY  PRELIMINARY ACTION



SUBSTANTIALLY CORRECT  
  
12-03-2021  
70191 DATE

UNLESS THIS MAP BEARS THE LAND SURVEYOR.



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

December 21, 2021

Mike Bunning  
26 Herrick Road  
Brooklyn, CT 06234

**B100/APPLICATION**

**SUBJECT: FILE #96000206 -- HERRICK ROAD #26, MAP #26, LOT #3, BROOKLYN, CT**

Dear Mike Bunning:

On September 13, 2021 this department received an application proposing the addition of a 2 bedroom in-law apartment in the upper level of the existing garage to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Once addition is completed, a water analysis must be submitted to this office. The water sample is to be taken from the new faucet in the new in-law apartment kitchen. This is to ensure that the new plumbing has been properly disinfected prior to use of the water for drinking
2. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

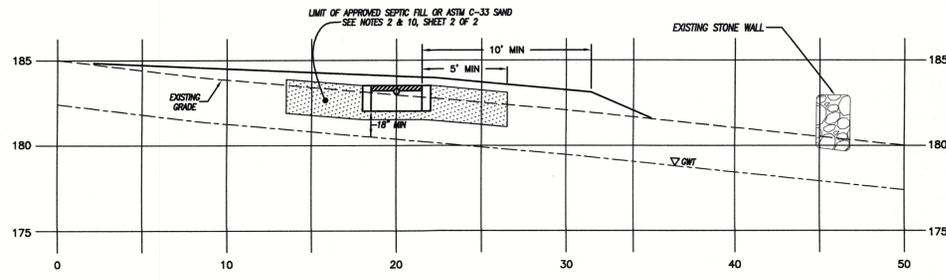
**THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.**

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

Sincerely,

Donovan Moe, EHS  
Environmental Health Specialist-NDDH

cc: Brooklyn Building Official; Killingly Engineering Associates



PERCOLATION TEST RESULT - October 27, 2021  
NORTHEAST DISTRICT DEPARTMENT OF HEALTH.

HOLE 1  
Depth = 24\"/>

TEST HOLE DATA - October 27, 2021  
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1	0\"/>	
2	0\"/>	

SEPTIC SYSTEM DESIGN DATA

Percolation Rate	= 10 min. / in.
2 bedroom in-law requires	= 375 s.f. effective leaching area
Effective Leaching area	= 11 s.f. / l.f. of Eljen Mantis 536-8
Length Required	= 375/11 = 34.1 l.f.
Length Provided	= 35 l.f.
Min. Leaching System Spread (MLSS)	= 20 x 1.0 x 1.0 = 20'
MLSS Provided	= 35'

LEACHING FIELD  
One 35' row (7 sections) Eljen Mantis 536-8 Septic Leaching Units  
Maximum depth into existing grade = 14'

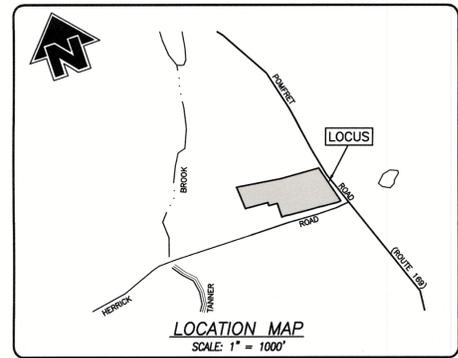
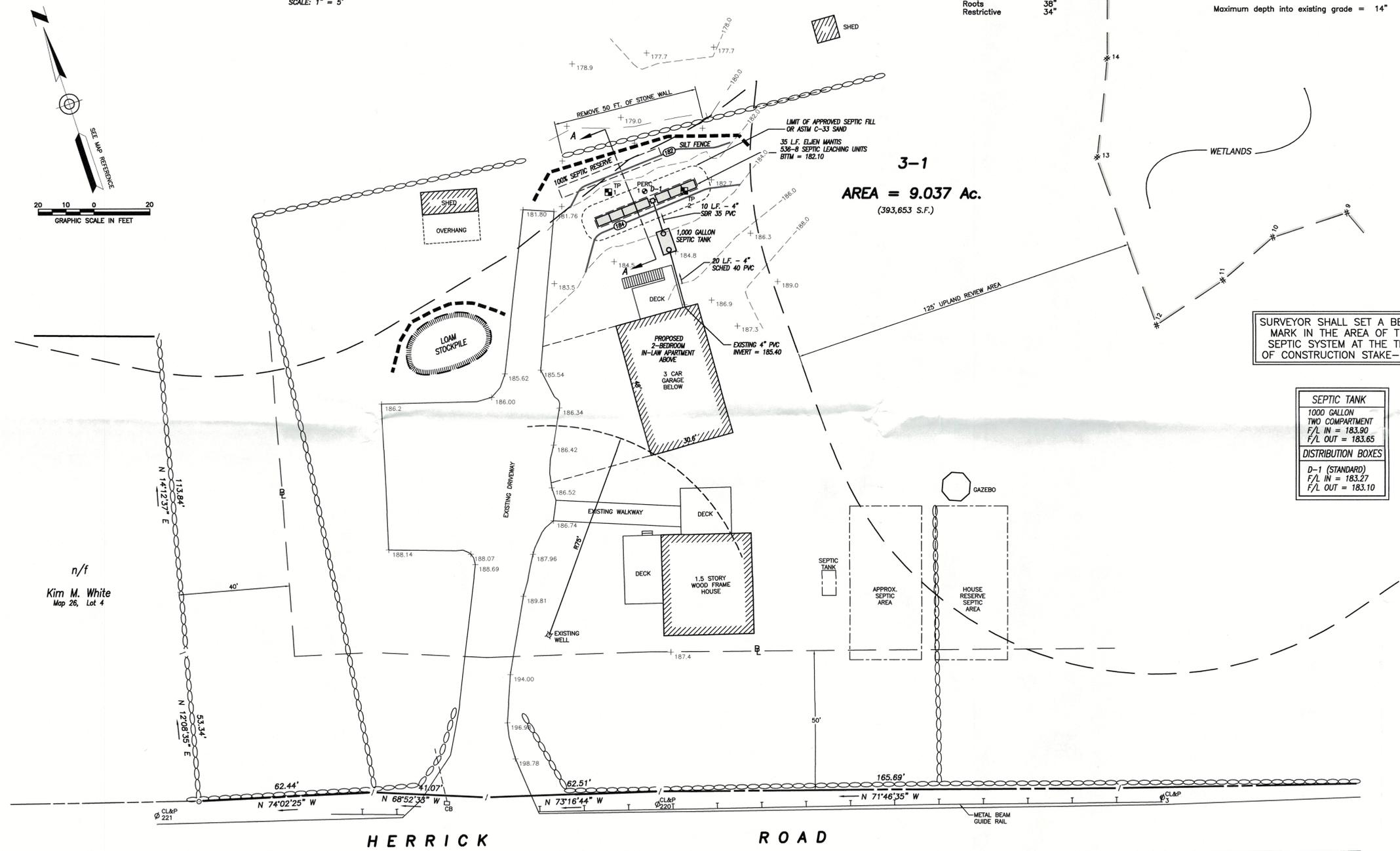


TABLE OF ZONING REQUIREMENTS

Lot Area	ZONE = RA	
	REQUIRED	PROVIDED
2 Acres	9.037 Acres	
Lot Frontage	150'	1183.48'
Front Yard Setback	50'	120.3*
Side Yard Setback	40'	164.6*
Rear Yard Setback	50'	260.6*
Building Height	35' Max.	27'

\* Proposed In-Law Apartment

- NOTES
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;  
This map was prepared from record research, other maps, limited field measurements and other sources, it is not to be construed as a Property/Boundary or Limited Property/Boundary Survey and is subject to such facts as said surveys may disclose.  
- This survey conforms to a Class "C" horizontal accuracy.  
- Topographic features conform to a Class "1-2", "V-2" vertical accuracy.  
- Survey Type: General Location Survey.
  - Zone = RA.
  - Owner of record: Michael J. Bunning  
26 Herrick Road, Brooklyn, CT 06234
  - Parcel is shown as Lot #3-1 on Assessors Map #26.
  - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map #090164 Panel 0002A Effective Date: January 3, 1985. This subdivision does not include land areas within the federal Emergency Management Agency's 100-year flood hazard area.
  - Wetlands shown were flagged in the field by Ian Cole, Certified Soil Scientist, in December 2010.
  - Soil test data taken from Northeast District Department of Health file number: 9600206.
  - Elevations based on an Assumed Datum. Contours taken from actual field survey. Contour interval = 2'.
  - Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.
- MAP REFERENCE:  
"Resubdivision Map - Prepared For - Michael J. Bunning - Herrick Road & Pamfret Road (169) Brooklyn, Connecticut - Scale: 1" = 60' - Date: 5/24/2011 Revised To: 9/25/2012 - Sheet 2 of 8 - Prepared By: Killingly Engineering Associates." On File In The Brooklyn Land Records.



SURVEYOR SHALL SET A BENCH MARK IN THE AREA OF THE SEPTIC SYSTEM AT THE TIME OF CONSTRUCTION STAKE-OUT.

SEPTIC TANK

1000 GALLON
TWO COMPARTMENT
F/L IN = 183.90
F/L OUT = 183.65

DISTRIBUTION BOXES

D-1 (STANDARD)
F/L IN = 183.27
F/L OUT = 183.10

- LEGEND
- IRON PIN FOUND
  - F.F. FINISHED FLOOR
  - ⊕ UTILITY POLE
  - CATCH BASIN
  - - - 100 - - - EXISTING CONTOURS
  - ⊕ PROPOSED CONTOURS
  - ⊕ INLAND WETLANDS FLAG
  - - - BUILDING SETBACK LINE
  - ⊕ PERCOLATION TEST HOLE
  - ⊕ TEST HOLE
  - ⊕ STONE WALL
  - - - SILT FENCE

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE

Expiration date per Sec. 8.26C, Connecticut General Statutes: \_\_\_\_\_



Norman Thibault, Jr., P.E. No. 22834 DATE 12/07/2021

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE 12-07-2021

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



DATE	DESCRIPTION

GENERAL LOCATION SURVEY  
SEPTIC SYSTEM DESIGN PLAN  
PROPOSED IN-LAW APARTMENT  
PREPARED FOR  
**MICHAEL J. BUNNING**  
26 HERRICK ROAD  
BROOKLYN, CONNECTICUT

Killingly Engineering Associates  
Civil Engineering & Surveying

114 Westcott Road  
P.O. Box 421  
Killingly, Connecticut 06241  
(860) 779-7299  
www.killinglyengineering.com

DATE: 11/30/2021	DRAWN: RGS
SCALE: 1" = 20'	DESIGN: NET
SHEET: 1 OF 2	CHK BY: GGG
DWG. No: CLIENT FILE	JOB No: 10049

**EROSION AND SEDIMENT CONTROL NARRATIVE:**

**PRINCIPLES OF EROSION AND SEDIMENT CONTROL**

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

**KEEP LAND DISTURBANCE TO A MINIMUM**

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

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

**SLOW THE FLOW**

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

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

**KEEP CLEAN RUNOFF SEPARATED**

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

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

**REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS**

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

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

**SEPTIC SYSTEM CONSTRUCTION NOTES**

- The building, septic system and well shall be accurately staked in the field by a licensed Land Surveyor in the State of Connecticut, prior to construction.
- Topsoil shall be removed and in the area of the primary leaching field scarified, prior to placement of septic fill. Septic fill specifications are as follows:
  - Max. percent of gravel (material between No. 4 & 3 inch sieves) = 45%

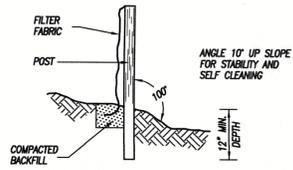
GRADATION OF FILL (MINUS GRAVEL)

SIEVE SIZE	PERCENT PASSING (WET SIEVE)	PERCENT PASSING (DRY SIEVE)
No. 4	100%	100%
No. 10	70% - 100%	70% - 100%
No. 40	10% - 50%	10% - 75%
No. 100	0% - 20%	0% - 5%
No. 200	0% - 5%	0% - 2.5%

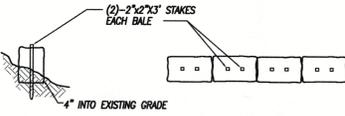
Fill material shall be approved by the sanitarian prior to placement. It shall be compacted in 6" lifts and shall extend a minimum of five feet (5') around the perimeter of the system. Common fill shall extend an additional five feet (5') down gradient of the system (10' total) before tapering off at a maximum slope of 2H:1V.

- Septic tank shall be two compartment precast 1000 gallon tank with gas deflector and outlet filter as manufactured by Jolley Precast, Inc. or equal.
- Distribution boxes shall be 4 hole precast concrete as manufactured by Jolley Precast, Inc. or equal.
- All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.
- Solid distribution pipe shall be 4" diameter PVC meeting ASTM D-3034 SDR 35 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.
- Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-3034 or ASTM F1760 for SDR 35, or ASTM F810 for SDR 38.
- Sewer pipe from the foundation wall to the septic tank shall be schedule 40 PVC meeting ASTM D 1785. It shall be laid true to the grades shown on the plans and in no case shall have a slope less than 0.25 inches per foot.
- Solid footing drain outlet pipe shall be 4" Diameter PVC meeting ASTM D 3034, SDR 35 with compression gasketed joints. Footing drain outlet pipe shall not be backfilled with free draining material, such as gravel, broken stone, rock fragments, etc.
- Septic sand shall meet the requirements of ASTM C-33 with less than 10% passing a 100 sieve and less than 5% passing a 200 sieve

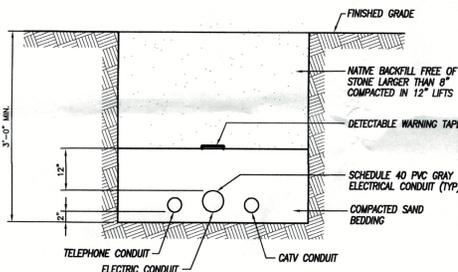
SIEVE SIZE	% PASSING
0.375	100
#4	95-100
#8	80-100
#16	60-85
#30	25-50
#50	10-30
#100	<10
#200	<5



**SILT FENCE**  
NOT TO SCALE

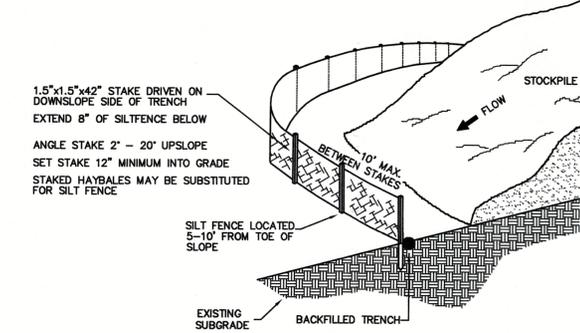


**HAYBALE BARRIER**  
NOT TO SCALE

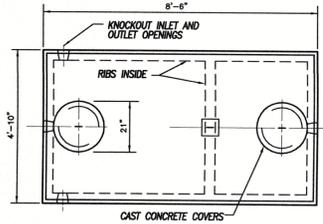


NOTE: CONTRACTOR SHALL PROVIDE SILT/CLAY DAMS AT 100' INTERVALS ALONG PROPOSED UTILITY TRENCH TO AVOID TRANSPORTING INTERCEPTED WATER.

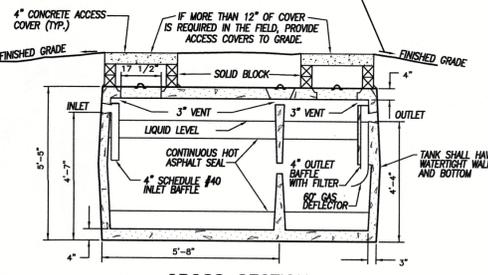
**UNDERGROUND UTILITY TRENCH**  
NOT TO SCALE



**SILT FENCE @ TOE OF SLOPE APPLICATION**  
NOT TO SCALE

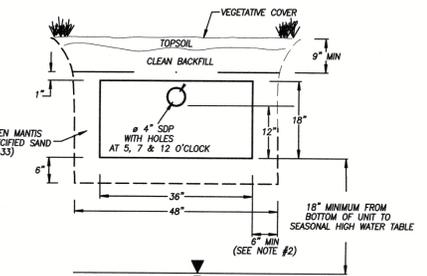
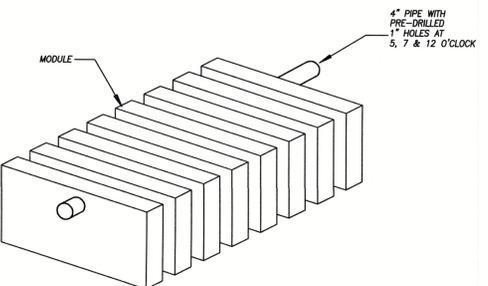


**PLAN**



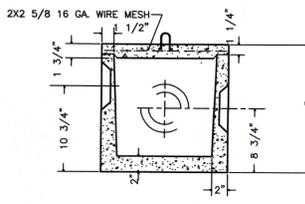
**CROSS SECTION**

**1000 GALLON 2 COMPARTMENT SEPTIC TANK**  
NOT TO SCALE



- NOTES:
- VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE.
  - FOR SYSTEMS INSTALLED IN FILL, CONTRACTOR SHALL PROVIDE 5" OF SELECT FILL OR ASTM C-33 SAND 5" AROUND PERIMETER OF SYSTEM.

**ELJEN 536-8 WASTEWATER LEACHING SYSTEM**



**STANDARD D-BOX**  
NOT TO SCALE

DATE	DESCRIPTION

DETAIL SHEET  
PREPARED FOR  
**MICHAEL J. BUNNING**  
26 HERRICK ROAD  
BROOKLYN, CONNECTICUT

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

DATE: 11/30/2021 DRAWN: RGS  
SCALE: NOT TO SCALE DESIGN: NET  
SHEET: 2 OF 2 CHK BY: GG  
DWG. No: CLIENT FILE JOB No: 10049



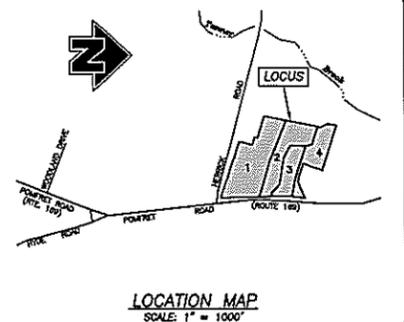
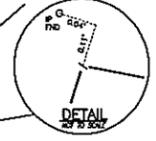
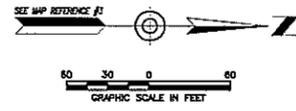
*Norman Thibault, Jr.* 12/16/2021  
NORMAN THIBAUT, JR., P.E. No. 2884 DATE

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

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

Expiration date per Sec. 8.26C, Connecticut General Statutes: \_\_\_\_\_

K:\10049\Drawings\2021 IN-LAW APARTMENT SSD\10049 SSD\_Dwg.dwg Dec 07, 2021 - 11:03 AM



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-23 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1998;
    - This survey conforms to a Class "A-2" horizontal accuracy.
    - Survey Type: Resubdivision Map.
    - Boundary Determination Category: Along existing lot lines = Dependent Resurvey. Along proposed lot lines = Original Survey.
  - Total area of subdivision = 20.907 Acres.
  - Zone = RA.
  - Owner of record: Michael J. Bunning, 26 Herrick Road, Brooklyn, CT 06234
  - Applicant: Michael J. Bunning, 26 Herrick Road, Brooklyn, CT 06234
  - Parcel is shown as Lot #3 on Assessors Map #26.
  - Parcel is not within 500 feet of an adjacent municipality.
  - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FEMA Map #090164 Panel 002A Effective Date: January 3, 1985. This subdivision does not include land areas within the federal Emergency Management Agency's 100-year flood hazard area.
  - Wetlands shown were flagged in the field by Ian Cole, Certified Soil Scientist, in December 2010.
  - The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations excepting any variances or modifications made by the Commission. Any such variances or modifications are on file in the office of the Commission.
  - The applicant agrees to convey a \$4,000.00 fee in lieu of open space to the Town of Brooklyn, divided equally by each lot, payable at the time of sale of each individual Lot. A zoning or building permit shall not be issued for any Lot until this fee has been paid and the Brooklyn Planning and Zoning Department have received proof of payment.

- MAP REFERENCES:**
- "Subdivision Plan - of Land of - Lester B. Williams - Route #169 - Brooklyn, Connecticut - Scale: 1" = 40' - Date: 10/21/1979 - Prepared by: Kaeliya, Woodis & Pike". On file in the Town of Brooklyn Land Records as Map Book #5 Map #48.
  - "Property Survey / Subdivision Plan - Prepared for - Howard B. & Virginia P. Denslow - Herrick Road, Brooklyn, Connecticut - Scale: 1" = 40' - Date: December 1993 - Revised to: 2/1/94 Prepared by: Normandin & Associates". On file in the Town of Brooklyn Land Records as Map Book #11 Map #65.
  - "Monumented Perimeter Survey Map - Prepared for - Frances W. Leach - Conn. Route #169 & Herrick Road, Brooklyn, Connecticut - Scale: 1" = 60' - Date: October 1985 - Prepared by: Normandin & Associates". Not on file.

DATE	CONDITIONS OF APPROVAL
9/25/2012	CONDITIONS OF APPROVAL
3/27/2012	DRIVEWAY - LOT 3
10/20/2011	CITOT COMMENTS
9/21/2011	NOAH COMMENTS
6/22/2011	FINAL PLAN REVIEW
DATE	DESCRIPTION
REVISIONS	

**LEGEND**

- IRON PIN SET OR TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CHD CHD MONUMENT FOUND
- PNT CHD MONUMENT POINT
- CB CATCH BASIN
- UTILITY POLE
- INLAND WETLANDS FLAG
- METAL BEAM GUIDE RAIL
- STONE WALL
- STONE WALL REMAINS

**RESUBDIVISION MAP**

PREPARED FOR

**MICHAEL J. BUNNING**

HERRICK ROAD & POMFRET ROAD (ROUTE 169)  
BROOKLYN, CONNECTICUT

**Killingly Engineering Associates**  
Civil Engineering & Surveying

94 Wetlands Road  
P.O. Box 421  
Derryville, Connecticut 06431  
(860) 759-7291 - FAX: (860) 774-3703

DATE: 5/21/2011	DRAWN: AMR
SCALE: 1" = 60'	DESIGN: —
SHEET: 2 OF 8	CHK BY: GG
DWG. No: HF 106	JOB No: 10049

**LINE DATA**

L1	S 01°45'58" E	13.30'
L2	S 01°45'58" E	15.01'
L3	S 01°45'58" E	24.45'

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE: \_\_\_\_\_

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

EXPIRATION DATE: \_\_\_\_\_

Per Sec. 8.25c of the Connecticut General Statutes, as amended, approval automatically expires if all public improvements required by this plan are not completed by that 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.

ENDORSED BY THE BROOKLYN INLAND WETLANDS COMMISSION

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

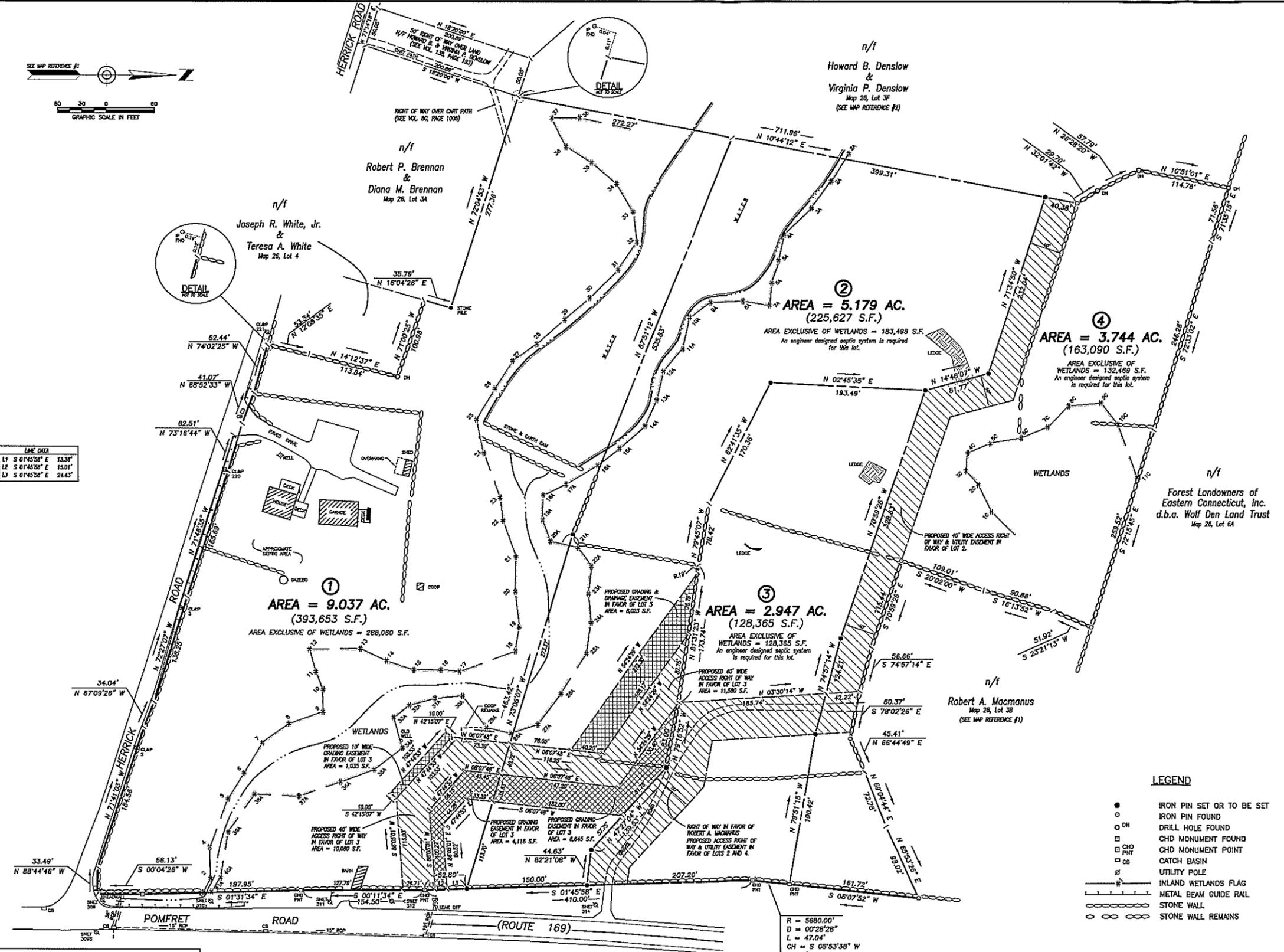
I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist: \_\_\_\_\_ Date: \_\_\_\_\_

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE: \_\_\_\_\_

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



K:\10049\Drawings\02\_10049\_SUB.dwg Dec 07, 2011 10:51 AM



TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS

Date 12/17/21 Check # 1121 Application #ZRC 21-003  
Application Fee: \$250 250 State Fee: \$60 60 Publication Fee: ~~\$600~~ <sup>150</sup> \$460 ck # 1121

Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_

Name of Applicant BROOKLYN SELF STORAGE LLC Phone 860-933-5693

Mailing Address 1651 THOMAS ST. ENGLEWOOD, FL 39223

REQUEST TO AMEND ARTICLE(S) 6.B.3 SECTION(S) 1

If more than one Article is requested please attach separate sheet for each one

PARAGRAPH TO CHANGE 6.B.3. OF THE ZONING REGULATIONS

REQUEST TO CHANGE: SEE ATTACHED PROPOSED AMENDMENT

REASON FOR REQUEST: PROVIDE FOR REPLACEMENT/ADDITIONS OF SELF STORAGE BUILDINGS AS SHOWN ON THE SITE PLAN.

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

*Proposed Amendment ("Clean" Version)*

**6.B.3. ADAPTIVE RE-USE OF AN AGRICULTURAL BUILDING**

**6.B.3.1. LOCATION AND USE**

1. Adaptive re-use of an agricultural building may only be permitted:
  - a. For an agricultural building existing on February 7, 2002;
  - b. For the replacement of an agricultural building or buildings existing on February 7, 2002 provided any replacement building must utilize the same footprint as the building being replaced or provide for less Building Coverage within the same footprint as the building being replaced; and, or,
  - c. For the erection of a new building or buildings, provided:
    - i. The subject property was the site of an agricultural use or building on February 7, 2002;
    - ii. The proposed use is authorized pursuant to § 2 hereof; and
    - iii. If the subject property is already developed, the proposed use is identical to the existing use of the property.

The applicant must document the previous agricultural use and compliance with any other requirement of this section.