

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, August 18, 2020
6:30 p.m.**

To join this meeting via the web or phone, follow the below instructions:	
Web Go to www.webex.com On the top right, click Join Enter meeting information: 129 553 8506 Enter meeting password: fwKv2Y3kWW6 Click join meeting	Phone Dial 1-408-418-9388 Enter meeting number: 129 553 8506 You can bypass attendee number by pressing #

MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:35 p.m.

II. Roll Call – Michelle Sigfridson, Carlene Kelleher, Earl Starks, Alan Fitzgerald, Austin Tanner. Charles Sczuroski was absent with notice.

Staff Present: Jana Roberson, Director of Community Development; Richard Ives, First Selectman and ex officio Member of the PZC.

Also Present: Paul Terwilliger, P.C. Survey Associates; Keith Crossman, 340 Christian Hill Road.

III. Seating of Alternates – None.

IV. Adoption of Minutes: Special Meeting July 8, 2020

Motion was made by C. Kelleher to approve the Minutes of the Special Meeting of July 8, 2020. Second by E. Starks. No discussion.

Roll Call Vote: C. Kelleher – yes; A. Tanner – yes; E. Starks – yes; A. Fitzgerald – yes; M. Sigfridson – yes. Motion carried unanimously (5-0-0).

V. Public Commentary – None.

VI. Unfinished Business:

a. Reading of Legal Notice: None.

b. New Public Hearings: None.

c. Continued Public Hearings: None.

d. Other Unfinished Business:

1. **SPG 20-001** – Gravel Special Permit, Paul R. Lehto, 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone; Excavation of approximately 90,000 cubic yards of sand and gravel on 6.7 acres.
(Applicant requested that public hearing be opened on Sept. 2, 2020.)

J. Roberson explained that the public hearing was originally scheduled to open on August 5th, but that meeting had been cancelled due to the storm, so it was automatically postponed to August 18th. David Held, Provost & Rovero, was

unable to attend this meeting (letter Dated August 10, 2020, included in packets to Commission Members).

M. Sigfridson announced that the public hearing for **SPG 20-001** – Gravel Special Permit, Paul R. Lehto, 71.34 acres on the east side of Allen Hill Road (Map 32, Lot 148) in the RA Zone; Excavation of approximately 90,000 cubic yards of sand and gravel on 6.7 acres is tabled to September 2, 2020. J. Roberson will post information, on the website, regarding the new opening date for the public hearing and she will speak with the Applicant about possibly updating the sign.

There were no comments from the public.

VII. New Business:

a. Applications:

1. **SD 20-002** – 3-lot Subdivision, Applicant: David and Nancy Bell, 25.65 acres on the east side of Church St. (Map 35, Lot 4) in the RA Zone; Proposed creation of 3 residential building lots on a common driveway.

Documents/plans were displayed as discussed.

Paul Terwilliger, Licensed Land Surveyor with P.C. Associates, represented the Applicants and gave an overview:

- This 25 acres is the remaining land from the Kingswood Estates Subdivision.
- Proposing 3 building lots off of the common driveway (off of Church Street): 2.6 acres; 3.35 acres; and 16 acres.
- Proposing to meet open space requirements through a conservation easement around the wetland areas. There are two ponding areas, located on the 16-acre lot, that have vernal pool qualities. They will leave a corridor of open space connecting the two pond areas, so that migrating species can move from one to the other.

Ms. Roberson orientated the surrounding area noting a curved stonewall.

Mr. Terwilliger continued:

- Drainage: They are proposing an under-drain along the south side of the driveway to catch any water run-off and to direct it in a northeasterly direction to a riprap drainage swale where it will eventually flow out into a flatter area.
- This Application is before the IWWC awaiting approval.
- There is room for a turn-around/pull-over at the intersection near Lot #18.
- Soil testing was performed and the two rear-most lots do not require engineered septic systems. However, the lot closest to Church Street does require an engineered septic system.
- The Health Department has reviewed and approved the plans (letter from NDDH dated July24, 2020, included in packets to Commission Members).

COMMENTS FROM STAFF:

- The Commission has the option to hold a public hearing.
- Consider a site walk.
- PZC cannot act until IWWC acts.

- Suggested review of comments from Syl Pauley on an earlier set of plans (letter dated July 13, 2020, included in packets to Commission Members).

Mr. Terwilliger stated that a lot of Mr. Pauley's detailed specifications were addressed on the revised plans.

Mr. Pauley mentioned re-flagging the wetlands. Mr. Terwilliger stated that he, himself had located and flagged the wetlands back in 2007, so they know where the wetlands are. They will mark it out as construction goes along.

Mr. Pauley had mentioned putting markers on the corners of the conservation easement. Mr. Terwilliger stated that he would leave it up to the Commission to decide if that is necessary.

- Adding "tangent" lengths to the curve table: Mr. Terwilliger stated that this is a minor revision and can be done.
- Engineer's signature on the plans: Norm Thibeault, Killingly Engineering, has signed the final plans and copies have been provided to Ms. Roberson.

Ms. Roberson stated that feedback had been received from the Conservation Commission (letter in favor of the proposed conservation easement dated August 3, 2020, included in packets to Commission Members). Ms. Roberson discussed easement language vs. restrictive covenant and suggested that it be handled as a restrictive covenant. Mr. Ives explained that he would be in favor of the Town not having to maintain the easement. Mr. Terwilliger stated that it is his understanding that it is a covenant and it does not mention any grant to the Town of Brooklyn. Ms. Roberson said that the language can be tweaked.

Ms. Roberson stated that this is a pretty conventional subdivision on a shared driveway. The Commission needs to decide whether to schedule site walk/public hearing.

COMMENTS FROM THE COMMISSION:

A.Fitzgerald asked about sight line and commented that it is like a race track. Mr. Terwilliger stated that it is wide open.

Ms. Sigfridson offered that a site visit could be scheduled, but there was no interest expressed. Ms. Roberson stated that a sight line demonstration could be added to the plans. Mr. Terwilliger will add it.

The Commission determined that a public hearing is not necessary.

There was discussion regarding a curved stone wall at the proposed entrance to the driveway. The area was displayed on Google Earth and Ms. Roberson also indicated the sight lines in each direction saying that it is a very straight, flat section of road. Right of way is 50 feet and the driveway is 16 feet. She said that vegetation can be preserved on the sides

Ms. Sigfridson announced that Application SD 20-002 is tabled to September 15, 2020 (after the IWWC meets).

2. **SD 20-003** – 3-lot Subdivision, Applicant: David and Nancy Bell, 6 acres on the east side of Prince Hill Road (131 Prince Hill Road, Map 34, Lot 52) in the RA

Zone; Proposed creation of 3 residential building lots, two sharing a common driveway.

Documents/plans were displayed as discussed.

Paul Terwilliger, Licensed Land Surveyor with P.C. Associates, represented the Applicants and gave an overview:

- The shared driveway is no longer desired by the Applicant. Revised plans have been submitted showing the change (included in packets to Commission Members). The lot lines had to be re-adjusted to accommodate the location of a driveway on Lot #2 to give enough sight line around the curve on Prince Hill Road.
- They plan to do their free split of two acres containing the existing house and two garages on the eight-acres that the Applicant owns on Prince Hill Road. They are proposing three, two-acre lots with the remaining six acres.
- They are proposing an open-space covenant in the rear portion of the three lots to provide a buffer (transitional area of woods) between the development and farmland that is to the southeast of the property.

Ms. Roberson displayed Google Earth and orientated the surrounding area. She stated that each parcel is to have its own driveway.

Ms. Roberson displayed page 3 of the Lot Development Plan and Mr. Terwilliger continued with his presentation:

- Two proposed house sites are entering Prince Hill as far to the southwest area as they can get away from the curve. They can maintain a 300-foot sight line to the north from the driveway on Lot #2 (sight line profile was provided on the plans), but it will require some earthwork to cut the grade down.

The driveway for Lot #3 is at the low side of Prince Hill Road to the far east of the northeast corner of the lot. Sight line is 300 feet to the west, but they have to cut down the bank near the beginning of the curve to obtain it. Looking to the northeast, you can see approximately 500 feet (almost to the intersection with Ennis Road).

Ms. Roberson asked if they show a sight line demonstration without work in the Town right-of-way or that removes stone wall. Mr. Terwilliger stated that he did not show what is existing, but that it can be determined by looking at the existing grade and what the sight line is. He offered that he could provide the information if needed. Ms. Roberson referenced the POCD stating that removal of stone walls is not a preference and working on Town property should be avoided if possible. Mr. Terwilliger explained that he doesn't think that an adequate, safe sight line can be obtained without doing that work. Ms. Roberson noted that there is a lot of traffic on this road due to the school being so close. Ms. Roberson suggested that this may be something that should be looked into further.

Mr. Terwilliger continued:

- Soil testing revealed that engineered septic systems are required for all three lots due to seasonal high groundwater.

- The Health Department has reviewed and approved the previous version of the plan, but it has been resubmitted with the lot-line changes to be reviewed again, but conceptually, they had approved it. They kept the septic systems in the same area.
- There is a small pocket of wetland on the property which they had field delineated. The delineation shows on the survey map as a generalized soil plan indicating that there is wetlands.
Mr. Fitzgerald noted that it is where the driveway is. Mr. Terwilliger referred to the Lot Development Plan sheet and he stated that the wetlands are south of the driveway. Ms. Roberson displayed the Plan and indicated the actual wetlands boundary and explained that the wetlands depicted on the soil survey are very generalized. The wetlands are mostly on the neighboring property.
There was discussion regarding how the lot is tight on Lot #3 with fitting everything in. Mr. Terwilliger stated that it was designed it to fit four bedroom houses to show that they could fit.

Ms. Sigfridson asked if there are any conservation easements or restrictive covenants in place on the abutting parcels where the Applicant's proposed conservation easement is. Mr. Terwilliger and Ms. Roberson both stated that they do not believe that there is.

Ms. Sigfridson asked if the Conservation Commission has reviewed this proposal. Mr. Terwilliger stated that they had and that their letter was pretty much the same as for the other application (SD 20-002). Ms. Roberson stated that they support the land dedication. Ms. Sigfridson expressed that, in this case, she feels that the fee-in-lieu may be more beneficial to the Town. Mr. Terwilliger stated that, some day, the farm may be developed and that open space may abut. Mr. Terwilliger stated that the Bells would not have an issue with fee-in-lieu, but they would need to get an appraisal. There was agreement for fee-in-lieu expressed by C. Kelleher and A. Fitzgerald. Mr. Terwilliger stated that he will have an appraisal ready for next month.

There was no interest expressed in scheduling a site walk or a public hearing for this Application.

Ms. Sigfridson announced that Application SD 20-003 is tabled to September 15, 2020.

Ms. Roberson noted that there will be a lot of clearing and grading on Lot #3 and that it will be clearly visible from Route 6 and the Church Street/Prince Hill intersection. She suggested that Commission Members drive by to get an idea of what it will look like.

There was discussion regarding RB Zone/Integrity Auto.

3. **ZC 20-002** – Zone Boundary Change from R-30 to RA, Applicant: Keith Crossman, 340 Christian Hill Road, proposed adjustment to 6.75 acres on east side of Christian Hill Road.

Ms. Roberson explained that Mr. Crossman would like to have a farm on his land which is currently in the R-30 Zone (application for a zone boundary change was included in packets to Commission Members).

Keith Crossman was present and he spoke of his desire to have a farm on his property, but he didn't know, before he purchased the property, that it is not permitted in the R-30 Zone.

Motion was made by A. Fitzgerald to schedule a public hearing for ZC 20-002 – Zone Boundary Change from R-30 to RA, Applicant: Keith Crossman, 340 Christian Hill Road, proposed adjustment to 6.75 acres on east side of Christian Hill Road to be held at a regular meeting of the Planning and Zoning Commission to be held on September 15, 2020 at 6:30 p.m., access via web and phone to be provided on the meeting agenda to be posted on the Town of Brooklyn, CT website. Second by C. Kelleher. No discussion.

Roll Call Vote: C. Kelleher – yes; E. Starks – yes; A. Tanner – yes; A. Fitzgerald – yes; M. Sigfridson – yes. Motion carried unanimously (5-0-0).

Ms. Roberson will call Mr. Crossman next week to give him instructions on posting the sign.

4. **SP 20-002** – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16' wide access drives to proposed new vehicle storage lots.

This was formerly Premier Chevrolet. Ms. Roberson explained that no one would be attending to represent the Applicant and that a public hearing would need to be scheduled. She explained that they would like to have more vehicle storage area and access drives in the rear parts of their property (plans were included in packets to Commission Members). They were before the IWWC recently. This would be a special permit.

Motion was made by A. Fitzgerald to schedule a public hearing for SP 20-002 – Special Permit for additional vehicle storage, Applicant: Vachon Brooklyn, LLC, 512 Providence Road, Proposed construction of two 16' wide access drives to proposed new vehicle storage lots to be held at a regular meeting of the Planning and Zoning Commission to be held on September 15, 2020 at 6:30 p.m., access via web and phone to be provided on the meeting agenda to be posted on the Town of Brooklyn, CT website. Second by C. Kelleher.

Roll Call Vote: C. Kelleher – yes; A. Fitzgerald – yes; E. Starks – yes; A. Tanner – yes; M. Sigfridson – yes. Motion carried unanimously (5-0-0).

b. Other New Business: None.

VIII. Reports of Officers and Committees:

a. Staff Reports

Margaret Washburn's report (dated August 3, 2020) was included in packets to Commission Members. She will attend the next PZC meeting.

Ms. Roberson explained that they applied for and received a grant from the State of CT Department of Housing to do an affordable housing plan which will be rolled into the POCD update.

b. Budget Update

Ms. Roberson explained that actual revenue was not being shown on previous budget sheets. Actual revenue for FY 2019/2020 is \$20,980. Going forward the correct revenue will be shown on the budget sheets.

c. Correspondence – None.

d. Chairman's Report

Ms. Sigfridson stated that they have started to talk about the POCD and the next step is to discuss with NECCOG their services to assist with the update of the POCD as this would be a cost effective and time sufficient means for doing the update.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 7:58 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary