

**PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
P.O. BOX 356  
CONNECTICUT 06234**

**PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
REGULAR MEETING MINUTES  
February 1, 2012  
Clifford B. Green Memorial Center  
69 South Main Street  
7:00 p.m.**

RECEIVED  
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2012 FEB - 8 A 11:13  
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STARRA Q. MARIANO  
TOWN OF BROOKLYN

- I. **Call to Order:** The meeting was called to order at 7:00 p.m.
- II. **Roll Call:** Paul Camara, Tom Doherty, David Fuss, Deane Rettig, Carlene Kelleher, Craig Dunlop and Al Sandholm.  
  
**Absent with notice:** Michelle Sigfridson, Don Francis and Henry Moses with notice.
- III. **Seating of Alternates:** None.
- IV. **Adoption of Minutes:**
  1. **Special Meeting Minutes of January 4, 2012:** A motion was made by Deane Rettig to approve the Special Meeting Minutes of January 4, 2012. Al Sandholm seconds this motion. No discussion held. All in favor. The motion passes unanimously.
  2. **Regular Meeting Minutes of January 4, 2012:** A motion was made by Deane Rettig to approve the Regular Meeting Minutes of January 4, 2012. Craig Dunlop seconds this motion. No discussion held. All in favor. The motion passes unanimously.
  3. **Special Meeting Minutes of January 17, 2012:** A motion was made by Deane Rettig to approve the Special Meeting Minutes of January 17, 2012. Tom Doherty seconds this motion. No discussion held. All in favor. The motion passes unanimously. Paul Camara abstains.
- V. **Public Commentary:** None.
- VI. **Unfinished Business:**
  - a. **Reading of Legal Notice:** Al Sandholm reads the legal notice into the record.
  - b. **Continued Public Hearings:**

**1. SPG11-001 Brooklyn Sand and Gravel, 574 Wauregan Road, Map 30, Lot 97, RA Zone; Expansion of gravel removal operation. (continued from November 2, 2011 and January 4, 2012).**

Chairman Kelleher gave a brief review of the application – action had not been taken as the P and Z Commission were awaiting approval from the Inland Wetlands Commission. Also there were some questions with regards to what conditions had been imposed on the original approval.

Terry Chambers, KWP Associates represents Application SPG11-001. The proposed is an expansion of the existing gravel removal and processing operation which Mr. Chambers demonstrates on the site plan. The excavation area has been pulled back to maintain 100 feet of undisturbed riparian buffer from the river's edge. The elevation of the flood plain as published by FEMA is 145. There is no proposal to operate within the flood plain soils or in the 100 year flood plain itself. As a precaution a berm will be built next to the flood plain that will be built up to elevation 150. At the toe of the slope of the berm will be a rip-rap scour protection. The excavation consists of approximately 109,000 sq. ft. a little over 2 ½ acres with approximately 50,000 cubic yards of material to be removed with the anticipation of this taking approximately 3 years to accomplish, 9 months per year, 5 days a week, with approximately 9 trucks in and 9 trucks out. Mr. Chambers discussed the routes of the truck traffic which remains off of Maynard Road and continues on Routes 169 and 205.

Tom Doherty asked if approval has been granted from the Wetlands Commission. Mr. Chambers commented that approval has been granted on the plans that were presented.

Deane Rettig asks for clarification on renewal process on the previous gravel removal application and the new gravel renewal application. Mr. Larkin commented that there will be two renewals; one for the previous application which would follow under the prior regulations. The new application would follow under the present regulations. There will be two renewals granted.

Mr. Rettig asked if the applicant would continue to use the same truck routes. Mr. Chambers stated they would continue to adhere to the same conditions with regards to the truck routes.

Marcel Dessert, 601 Wauregan Road, voiced his disapproval with regards to truck traffic; speed of the trucks; dust control; tracking pad; tree removal from the cemetery property; replacing vegetation; digging too close to abutting neighbor's property lines. Discussion held.

Mr. Chambers suggests at the time of the next gravel permit renewal Commission members visit the site to assess the condition of the site and the concerns of abutting neighbors and then to work with the ZEO Chuck Dobrowski and the owner Mr. Jolley to resolve these issues.

Deane Rettig asked how much gravel is left in the existing location. Mr. Chambers stated that depending upon the economy there could be 1-2 years, approximately 20,000 cubic yards left. Discussion held.

Selectman Tanner stated he will discuss Mr. Dessert's concerns with ZEO Chuck Dobrowski. A report will be given to the Commission at next month's meeting.

Linda Trahan, 26 Maynard Road, voiced her concern with regards to the truck route to be a condition of the new permit. Also Ms. Trahan asked if there will be two renewals. Chairman Kelleher commented that each permit would have separate renewals.

Mr. Chambers commented that the truck route can be a condition of the approval. On the existing gravel permit, Mr. Jolley has voluntarily agreed to use the State Routes only for his vehicles and his contractor's vehicles for the delivery of materials either to or from Brooklyn Sand and Gravel.

Craig Dunlop asked Mr. Chambers what type of rock crushers that Brooklyn Sand and Gravel have and if any noise complaints have been made. Mr. Chambers stated he believes that it is a combination of plate and drum crushers and to his knowledge no noise complaints have been made.

Mr. Dunlop asked Mr. Chambers how close the proposed project is from the closest residence. Mr. Chambers stated that it is approximately 500-600 feet to Route 205 with residents approximately 400 feet away with vegetation between these homes. Mr. Chambers stated no new equipment is being proposed. Discussion held. Mr. Dunlop suggests the use of a tracking pad.

Pamela Lukin, 28 Maynard Road, addresses her concern with regards to the noticing of the gravel renewals to residents. Discussion held. Mr. Chambers suggests placing a placard on the property noticing the upcoming gravel renewal. Mr. Chambers suggests setting a renewal date and combining the new renewal date with the old renewal date. Mr. Chambers also suggests that a re-stabilization schedule be set as soon as final grades are achieved in this area that it shall be re-stabilized.

Mr. Dessert, 601 Wauregan Rd, asked if a commission member or an authoritative figure can be present when Mr. Dobrowski does his inspection to firm up the numbers. Mr. Dessert's concern was with an excavator that was located in a wetland. Tom Doherty offers to work with Mr. Dobrowski in having the checklist up to date before gravel renewals are issued.

Mr. Chambers addresses Mr. Dessert's issue with regards to an excavator located in the wetland. An excavator was brought and placed in flood plain soils to do additional test pits at the request of Syl Pauley, NECCOG Regional Engineer. Mr. Chambers stated that the Wetlands Commission was completely in agreement with this as it provided valuable information for the Wetlands application. Mr. Dessert feels that this should have been done with a drill not an excavator.

Lisa Arends, Allen Hill Road, on investigation of other Town's gravel operations (Windham and Canterbury), Ms. Arends comments that in Willimantic the Zoning Regulations requires the gravel operations to complete projects in phases before new phases or expansions are started. Ms. Arends feels to be resident friendly and as good faith gesture for the Commission to make sure that the existing gravel permit is closed out and re-stabilized first before a new gravel permit

begins. Ms. Arends suggests the Town of Brooklyn consider this as part of the Zoning Regulations. Chairman Kelleher commented that this has been addressed in the new Zoning Regulations. David Fuss addresses Ms. Arends concerns.

Ms. Arends also addressed the following concerns: Additional truck traffic on Allen Hill Road; diesel fumes; dust; additional processing; truck loads; traffic study. Discussion held.

Ms. Arends suggests the following conditions: limiting the hours of operation 8-4 Monday through Friday; no weekend processing or gravel removal; limiting operations on holidays; vegetative buffering 100 to 150 feet so that residents quality of life improves; truck traffic limitations during the months March through June and September and October, with a maximum of 40 round trips per day; no Jake Brakes.

Ms. Arends comments that residents should not have to call and complain about something that is supposed to be enforced. Ms. Arends asks the Commission when approving this application that they help to maintain the quality of life of the residents in the surrounding area and also asks that phasing be done on the existing application before the start of the new application.

Ms. Arends also asks if individual Commission Members can perform a site walk of the property. Discussion held.

Jules D'Agostino, Barrett Hill Road, asked Mr. Chambers what are the hours of the operation on the proposed application. Mr. Chambers commented they are stated on the plan 7 a.m. to 6 p.m. Monday through Friday.

Mr. Chambers held a lengthy discussion with regards to the time frame for reclamation of the existing application and the start of the new proposed application.

A motion was made by David Fuss to close the public hearing on application SPG11-001 Deane Rettig seconds this motion. No discussion held. All in favor. The motion passes unanimously.

**c. New Public Hearings: None.**

**d. Other Unfinished Business:**

- 1. SPG11-001 Brooklyn Sand and Gravel, 574 Wauregan Road, Map 30, Lot 97, RA Zone; Expansion of gravel removal operation. (continued from November 2, 2011 and January 4, 2012).**

A motion was made by Tom Doherty to approve Application SPG11-001. Deane Rettig seconds this motion. Discussion held. The approval is granted with the following conditions:

1. A tracking pad to shake dust and gravel out of wheels to be installed and maintained.
2. Renewal notice to be posted by Brooklyn Sand and Gravel on the property to be seen from Route 205.
3. Combine the new renewal date to the old renewal date of July 2012.

4. All truck traffic to and from will remain off of Maynard Road and travel on State highways to Brooklyn Sand and Gravel.
5. Re-stabilization schedule as soon as final grades are achieved in this area and it shall be re-stabilized with loam and seed for application SPG11-001.

Vote was taken: All in favor Paul Camara, Tom Doherty, David Fuss, Deane Rettig, Carlene Kelleher, Craig Dunlop and Al Sandholm. All in favor. The motion passes unanimously.

## **2. Planning Priorities:**

Chairman Kelleher handed out to Commission Members a draft list of Planning Priorities and their status. Ms. Kelleher asked members to review.

Chairman Kelleher thanked Jules D'Agostino for putting together a subcommittee for the Route 169-Scenic Highway Protection. The first meeting will be Monday, February 6, 2012 at the Creamery Brook Retirement Village.

Chairman Kelleher mentioned that Craig Dunlop and Al Sandholm are working on a map with regards to the partial build-out and consideration of cap size.

Jim Larkin commented that in speaking with Director, John Filchak, that NECCOG would be able to work on a build-out of the Planned Commercial Zone using the Community VIS 360 Software and using allocating funds that are received for GIS and Planning services as opposed to additional cost to the Town of Brooklyn.

Chairman Kelleher commented that she, Mr. Tanner, Mr. Dobrowski and Mr. Larkin met with Attorney Peter Alter with regards to Special Events. Mr. Larkin and Attorney Alter will work together in re-drafting the regulation and bring to the Commission once it is completed.

Tom Doherty spoke with Elaine Knowlton, Historical Society regarding a Historical District. Mr. Doherty discussed this information with the Commission.

## **VI. New Business:**

**a. Applications:** None.

**b. Other New Business:**

### **1. Sign Regulations:**

Jim Larkin handed out the recent changes made. The only changes made were to the Planned Commercial Zone and permitting signs that may involve a display (section 10.6.4 and 10.6.1.3). Mr. Larkin reviewed the changes with members. Discussion held.

Tom Doherty volunteered to work with Mr. Larkin with regards to the sign regulations. Tentatively it will be ready for review at the March 7<sup>th</sup> meeting with a future public hearing date to be scheduled in April 2012.

## **VII. Reports of Officers and Committees:**

### **1. Zoning Enforcement Officer's Report January 2012:**

In the absence of ZEO Chuck Dobrowski, Chairman Kelleher briefly reviewed the supplied report.

### **2. Regulations Subcommittee:**

Chairman Kelleher commented that the next Regulations Subcommittee meeting will be on Wednesday February 8<sup>th</sup> at 7 p.m. to be held in the upstairs of the Town Hall.

### **3. Budget:**

Chairman Kelleher received a letter from the First Selectman regarding preparing the Budget 2012-2013. Chairman Kelleher asks Mr. Larkin if he could supply a breakdown of hours with regards to Planning Services. Chairman Kelleher also asked members do give thought to any additional items that may need to be added to the budget. This will be discussed at the March 7<sup>th</sup> meeting.

Mr. Sandholm asks for detailed breakdown on the budget with regards to expenses and revenues.

### **4. Chairman's Report: Nothing new to report.**

### **VIII. Public Commentary:**

Jules D'Agostino, Barrett Hill Road, asked where the Green Energy Regulations is placed on the Priority List. Chairman Kelleher stated that it is #4 on the list.

Ron Ventura, Ventura Drive, asked what the status is on the Neighborhood Commercial Zone on South Main Street. Chairman Kelleher commented that it is has been given to the Regulations Subcommittee and is #3 on their list.

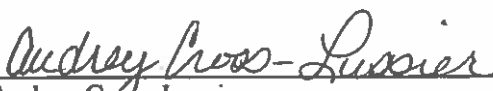
Lisa Arends, Allen Hill Road, speaks to what a Traffic Impact Study can do for the Town and feels it is important for planning purposes. Jim Larkin discusses traffic information that the Connecticut DOT has available. Mr. Larkin commented that NECCOG has traffic counters either tube or radar counters that will report speed and mile per hour. The tube type will give axel information. The radar type will show length of vehicle. Discussion held. Chairman Kelleher suggests this issue be sent to the Board of Selectmen.

Selectman Tanner voiced his opinion on the Traffic Study.

Selectman Tanner commented that Drew Dionne attended a meeting where Towns can apply for Clean Energy Status where a goal is set as to how much energy can be saved and points are received. Selectman Tanner would like to find someone who is enthusiastic about Green Energy to spearhead this project.

Selectman Tanner mentioned that an informational meeting/session will be held at the Middle School tomorrow February 2<sup>nd</sup> to discuss the purchase of the Eggs Property.

- IX. **Adjourn:** A motion was made by Tom Doherty to adjourn the meeting at 9:47 p.m. Al Sandholm seconded this motion. No discussion held. All in favor. The motion passes unanimously.

  
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Audrey Cross-Lussier  
Recording Secretary





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**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
NOTICE OF ACTION**

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SPG11-001  
TOWN OF BROOKLYN

At the regular meeting of the Planning and Zoning Commission on February 1, 2012, the following action was taken:

SPG11-001 Brooklyn Sand and Gravel, 574 Wauregan Road, Map 30, Lot 97, RA Zone;  
Expansion of gravel removal operation-APPROVED WITH CONDITIONS.

Any appeals are to be filed with the superior court within 15 days from the date of the legal notice appearing in the paper.

Dated this 2<sup>nd</sup> day of February 2012

Carlene Kelleher  
Chairman

Please publish Friday, February 3, 2012 in the legal section of the Bulletin. Use Account Number 10089300. Call Audrey with any questions at 860-779-3411.