

**Brooklyn Inland Wetlands Commission  
 Regular Meeting Agenda  
 Tuesday, October 11, 2022  
 Zoom and In-Person Meeting  
 Clifford B. Green Memorial Center  
 69 South Main Street  
 6:00 p.m.**

<b>In-Person:</b> Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT	
<b>Online:</b> Click link below: <a href="https://us06web.zoom.us/j/82435574137">https://us06web.zoom.us/j/82435574137</a>	<b>OR</b> Go to <b>Zoom.us</b> , click <b>Sign In</b> On the top right, click <b>Join a Meeting</b> Enter meeting ID: 824 3557 4137 Enter meeting password: 038430
<b>Phone: Dial 1 646 558 8656 US Toll</b> <b>Enter meeting number: 824 3557 4137</b> <b>Enter meeting password: 038430</b> <b>You can bypass attendee number by pressing #</b>	

**Call to Order:**

**Roll Call:**

**Seating of Alternates:**

**Public Commentary:**

**Additions to Agenda:**

**Approval of Minutes:** September 13, 2022 Regular Meeting Minutes

**Public Hearings:**

1. **IWWC 22-004 - 253 Wolf Den Road - Map 17 Lot 32-3 – Pasay Development..**  
 Installation of driveway across wetlands to access house site in previously approved subdivision.

**Old Business:**

1. **IWWC 22-004 - 253 Wolf Den Road - Map 17 Lot 32-3 – Pasay Development.**  
 Installation of driveway across wetlands to access house site in previously approved subdivision.

2. **IWWC 22-005 143 South Street – Map 40 Lot 88-11 – Loni Decelles.** Construction of horse barn within upland review area. Clearing for horse turn out within upland review area. Selective clearing and fencing within wetland.

**New Business:**

1. **IWWC 22-006 - 14 Hugh Drive – Gary Mark Emond – Map 36 Lot 31** – after the fact permit for a shed.
2. **DR 22-004 – 129 Creamery Brook Rd – Courtney Crofts – Map 32 Lot 121-2** - To build a 12 ft x 18 ft run in a shed for cattle, directly related to agriculture. Made with galvanized steel and sheet metal secured to the ground with rebar in a post hole filled with concrete.

**Other Business:**

1. Town email addresses for IWWC members requested.

**Communications:**

1. Wetlands Agent Monthly Report.
2. Budget Update.

Public Commentary:

**Adjourn:**

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Richard Oliverson, Chairman

**Brooklyn Inland Wetlands Commission**  
**Regular Meeting Minutes**  
**Tuesday, September 13, 2022**  
**Zoom and In-Person Meeting**  
**Clifford B. Green Memorial Center**  
**69 South Main Street**  
**6:00 p.m.**

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<b>Go to Zoom.us ,</b> <b>click Sign In</b> <b>On the top right, click Join a Meeting</b> <b>Enter meeting ID: 824 3557 4137</b> <b>Enter meeting password: 038430</b>	
<b>Phone: Dial 1 646 558 8656 US Toll</b> <b>Enter meeting number: 824 3557 4137</b> <b>Enter meeting password: 038430</b> <b>You can bypass attendee number by pressing #</b>	

**Call to Order: 6:00pm**

**Roll Call:** Richard Oliverson, Demian Sorrentino, Adam Brindamour, Adam Tucker,  
Jason Burgess, James Paquin

**Staff:** Margaret Washburn, Jean Bolin

**Seating of Alternates:** None

**Public Commentary:** None

**Additions to Agenda:** **IWWC 22-006 - 14 Hugh Drive – Gary Mark Emond – Map 36 Lot 31 – after the fact permit for a shed.**

**Approval of Minutes:** Correction of minutes from 8/9/22 meeting.

**061422B** 170 South Street - written as “Approved 6-0”, should be “Approved 5/0”.

**156 Darby Road** - Joseph Kettelle - written as “Approved 6-0”, should be “Approved 5/0”

**IWWC 22-003** - 253 Wolf Den Road – Pasay Development - written as “Approved 6-0”, should be “Approved 5/0”

**IWWC 22-002 - 104 Elliot** - written as “Approved 6-0”, should be “Approved 5/0”

Minutes from 8/9/22 meeting approved with corrections as written.

## Public Hearings:

1. None.

## Old Business:

1. **IWWC 22-001 – Louise Berry Drive – Shane Pollock and Erin F. Mancuso.** Modification of 020921A: Shane Pollock and Fran Mancuso, Applicants/Owners; Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area.

Normand Thibeault of Killingly Engineer Associates represented applicant. Mr. Thibeault indicated the modifications from previously approved application, including activity that impacts approximately 4,000 addition sq ft of activity in the upland review area.

Demain Sorrentino asked Mr. Thibeault to explain each phase of the project.

Mr. Thibeault stated that:

**Phase 1** construction of rough grade road, stub out all utilities, construct stormwater basin 2, construction of temporary swales across slopes to temporary sediment traps In this phase the storm water drains would not be operable.

**Phase 2** construction of the first three buildings for a total of 12 units. Storm water basin 2 would be operable at the end of this phase. Binder course will be put down to a point just past the first three buildings.

**Phase 3** construction of 13 more units and the side road would be built as well. At this time, the slope adjacent to the wetlands would be graded. More binder course will be put down to a point just past the new buildings.

**Phase 4** 12 more units would be built; the third side road would also be completed. More binder course will be put down to a point just past the new buildings.

**Phase 5** Final 10 units on north side of road would be constructed, along with the duplex on the south side. The binder course would be finished. Once those last units are sold, final paving will be done. All catch basins will be operable.

Mr. Oliverson asked Mr. Thibeault if the binder is lower than the catch basins.

Mr. Thibeault replied that yes it would be, but they will shim the catch basins up to force water to go into them.

Margaret Washburn asked Mr. Thibeault during which phase sidewalks would be done. Mr. Thibeault stated that they would be built during each phase.

Adam Brindamour inquired about when plantings would occur. Mr. Thibeault stated that it would be done at the end.

James Paquin inquired about how long the timeline would be for the project. Mr. Thibeault explained that the estimated time would be three years depending on the market.

Mr. Paquin expressed concern of having an open/unfinished job site for that length of time, considering the drainage would not be working.

Mr. Sorrentino asked about temporary sediment trap near the bottom: if it overflows, would the water go into the stormwater basin? Mr. Thibeault said yes, and that this would reduce sedimentation and contamination. That the plans would also be submitted to the state for a NPDES permit for approval before the project can begin.

Mr. Sorrentino asked of the area would be stumped all at once. Mr. Thibeault replied that it would not be stumped all at once, it would be done per each phase.

Ms. Washburn asked if the condominium association would be forming. Mr. Thibeault explained that it would be formed as the units are sold. The maintenance is usually transferred over to the condominium association about half-way through the project, around the time Phase 3 ends.

Mr. Oliverson expressed concern about consistency of maintenance until the end of phase 2. Ms. Washburn was also concerned about storm basins not being maintained consistently over time with new condominium owners selling to other owners over time.

Mr. Thibeault stated that the condominium association officers would be responsible for making sure maintenance is kept up. He suggested that the town of Brooklyn could review the condominium documents to help address maintenance concerns.

Mr. Thibeault also commented the before the plans are submitted to the state for approval, they may be sent to a third-party P.E. for review. The plans would be submitted to the state with two different P.E.'s stamps on the plans.

Ms. Washburn asked for a pre-construction meeting with Mr. Thibeault, the contractor and town staff. Ms. Washburn clarified that the pre-construction meeting date did not need to be set today, it could occur anywhere from 5 to 14 days before construction begins.

Mr. Sorrentino made a motion to approve this application with the following conditions:

1. The only work allowed prior to installing the perimeter sediment controls shall be clearing vegetation. No grubbing shall be allowed until the perimeter sediment controls have been installed as per the plan. Call (860) 779-3411, ext. 31, for an inspection of the perimeter sediment controls. The perimeter sediment controls must be approved in writing by the IWWC Agent or a Commission member prior to commencing any other work.
2. The Temporary Sediment Traps and Temporary Diversion Channels must be at least temporarily stabilized prior to discharging any stormwater into them. Call (860) 779-3411, ext. 31, for an inspection of the Temporary Sediment Traps and Temporary Diversion Channels. The temporary stabilization of the Temporary Sediment Traps and Temporary Diversion Channels must be approved in writing by the IWWC Agent or a Commission member prior to discharging any stormwater into them.
3. The side slopes of Stormwater Basins 1 and 2 shall be mowed annually by 6/30 and 10/1 for the life of the basins, in perpetuity.

4. The construction of the Temporary Sediment Traps and Temporary Diversion Channels shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the Temporary Sediment Traps prior to discharging stormwater into the Temporary Sediment Traps. The Temporary Sediment Traps and Temporary Diversion Channels should be substantially completed by September 1. Construction of Temporary Sediment Traps and Temporary Diversion Channels shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.

5. The construction of the Permanent Detention/Stormwater Basins and their outlets shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established on the Permanent Detention/Stormwater Basins prior to discharging stormwater into the Permanent Detention/Stormwater Basins. The Permanent Detention/Stormwater Basins and their outlets should be substantially completed by September 1. Construction of Permanent Detention/Stormwater Basins and their outlets shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.

6. Prior to any work being done other than installing perimeter sediment controls, a written Stormwater System Operation & Maintenance Plan with a sample inspection log to record periodic maintenance of the system shall be developed by the Applicant's engineer and submitted to staff for review and approval. After staff approval, the Stormwater System Operation & Maintenance Plan shall be known as the Approved Stormwater System Operation & Maintenance Plan.

7. The Condominium Association shall be responsible for utilizing the Approved Stormwater System Operation & Maintenance Plan to maintain functionality of their entire stormwater system in perpetuity.

8. The Approved Stormwater System Operation & Maintenance Plan shall be recorded on the Brooklyn Land Records at the Town Clerk's office concurrently with the mylars.

9. Prior to starting construction, the applicant's staff and Town staff shall hold a pre-construction meeting.

10. Standard Conditions.

Mr. Paquin seconded the motion. Approved 5/1. Mr. Brindamour was against.

2. **IWWC 22-002 – 104 Elliott Road - Map 18 Lot 10 – Ken Phillips.** Dredge 100' x 50' pond on northwestern section of property. All dredging material will be used to level potholes in lawn and taper an embankment on the lawn on the north side of house.

Mr. Paquin made a motion to approve with standard conditions. Mr. Burgess seconded the motion. Approved 6/0.

3. **IWWC 22-004 - 253 Wolf Den Road - Map 17 Lot 32-3 – Pasay Development.** Installation of driveway across wetlands to access house site in a previously approved subdivision.

Keith Pasay requested holding a public hearing for next month, in the public interest.

Mr. Sorrentino made a motion to schedule a public hearing at the next IWWC meeting on October 11<sup>th</sup>. Mr. Paquin seconded the motion. Approved 6/0.

**New Business:**

**1. Map 18 Lot 19 Little Dipper Farm dock on Bush Hill Pond. Installation of a new dock.**

Arian Foldan spoke via Zoom regarding the floating dock.

Mr. Paquin did not feel any permit is required since there is zero impact to the resource, and that part of enjoying the pond is using a dock.

Adam Tucker agreed with Mr. Paquin, but if there were concrete pylons were involved it would be a different situation.

Ms. Washburn asked if the dock would be removed during the winter. Mr. Foldan stated he was not sure at this time.

Mr. Brindamour made a motion to not require a permit application. James Paquin seconded the motion. Mr. Sorrentino abstained. Approved 5/0.

**2. 129 Creamery Brook Road – Map 32 Lot 121-2 - Courtney Cross. New run-in shed for cows.**

Courtney Cross and Stephanie Bellows were present.

Mr. Paquin asked if this was a 3-sided shed. Ms. Cross replied that yes it would be a 3-sided shed.

Mr. Sorrentino asked why she wants to put the shed in that specific location. Ms. Cross explained that is inside the existing fenced area, and that it is the highest point on the property.

Mr. Paquin stated that he did not feel that the wetlands need to be re-flagged. A sketch will suffice rather than a surveyed plan. Request a Declaratory Ruling.

Mr. Sorrentino asked Ms. Cross to write on the Declaratory Ruling application that this building is related to the farming operation.

Ms. Washburn stated that Ms. Cross would need to submit a B100 Approval letter from NDDH, a sketch and a Declaratory Ruling application by October 3<sup>rd</sup> in order for it to be voted on in the next regularly scheduled IWWC meeting. There are no fees for the Declaratory Ruling but there is a \$50.00 fee for the Notice of Action to be published in the Turnpike Buyer.

3. **IWWC 22-005 143 South Street – Map 40 Lot 88-11 – Loni Decelles.** Construction of horse barn within upland review area. Clearing for horse turn out within upland review area. Selective clearing and fencing within wetland.

Mr. Terwilleger and Ms. Decelles were present. Mr. Terwilleger stated that originally, keeping the horses on this property it was temporary, but not Ms. Decelles wants to build a permanent 5-stall, 30 ft x 40 ft barn. He also indicated that Ms. Decelles has already been approved for a variance from the front yard setback off Salmon Drive.

Ms. Decelles explained that within the wetlands there would be selective tree cutting. In the upland review area, there will be clear-cutting, stump pulling with stumps to be removed off-site, and grading. There would be a 3-foot wood chip berm between the grading and the wetlands. She is willing to build a berm down slope of the manure pile. She is looking into other ways of containment, for removal and storage of the manure.

Mr. Oliverson asked how many horses are currently on site. Ms. Decelles answered that there are three full size horses and one mini horse.

Mr. Sorrentino inquired if Ms. Decelles considers her property to be a farm. Ms. Decelles answered that she does consider the property a small farm.

Mr. Terwilleger clarified that the barn would be built into the embankment near Salmon Drive, where there is a four- to six-foot drop. The horses would enter the barn on the north and south sides.

Ms. Washburn indicated that she would prefer a berm to be closer to the manure pile. The Commission agreed that the berm should be moved closer to the manure pile.

Ms. Sorrentino asked if the stalls would be hosed out. Ms. Decelles explained that that per NDDH there is no water allowed in the barn, that stalls will be swept or blown out. The water spigot is only to be used for drinking water for the horses.

Ms. Washburn inquired about what kind of fence would be used. Ms. Decelles indicated that T-posts would be used with wire mesh hot tape; no machines would be used to put them in. There may be some post and rail fence. She also stated that the area where clear cutting would be done will be stumped.

Mr. Paquin requested that Ms. Decelles submit a revised plan that specifies what materials will be used for fill, shows the earthen berm around the manure pile, and shows the area where stumps are to be pulled in upland review area, and where the fences would be built.

Ms. Washburn reminded Ms. Decelles that she will need to submit for a zoning permit and building permit.

Mr. Sorrentino made a motion to receive the application and table it to the next meeting. Mr. Burgess seconded the motion. Approved 6/0.



**Additions to Agenda:**

**IWWC 22-006 - 14 Hugh Drive – Gary Mark Emond – Map 36 Lot 31 – after the fact permit for a shed.**

Mr. Sorrentino made a motion to add this application to the agenda. Mr. Brindamour seconded the motion. Approved 6/0.

No one was present for this application, it was received and tabled to the next regular IWWC meeting.

**Communications:**

1. Wetlands Agent Monthly Report.
2. Budget Update.

**Public Commentary:** None

**Adjourn:** Mr. Paquin made a motion to adjourn, Mr. Brindamour seconded the motion. Approved 6/0.

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Richard Oliverson, Chairman



## TOWN OF BROOKLYN

Land Use Department  
69 South Main Street • Suite 22  
BROOKLYN, CONNECTICUT 06234  
860-779-3411 Ext. 12

### **TOWN OF BROOKLYN INLAND WETLANDS COMMISSION PUBLIC HEARING NOTICE**

The Brooklyn Inland Wetlands and Watercourses Commission will hold a public hearing on Tuesday, October 11, 2022 at 6:00 p.m. via a virtual Zoom Meeting and at the Clifford B. Green Community Meeting Room, Suite 24, 69 South Main Street on the following:

**IWWC 22-004 - 253 Wolf Den Road - Map 17 Lot 32-3 – Pasay Development..** Installation of driveway across wetlands to access house site in previously approved subdivision.

A copy of the application is available for review.

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

Richard Oliverson  
Chairman

Dated this 14th day of September 2022

INLAND WETLANDS & WATERCOURSES COMMISSION  
TOWN OF BROOKLYN, CONECTICUT

Date 8/4/2022

Application # IWWC 22-004

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT PASAY DEVELOPMENT, LLC MAILING ADDRESS 162 MAIN STREET, DANIELSON, CT 06239  
APPLICANT'S INTEREST IN PROPERTY OWNER PHONE 860 908 3906 EMAIL \_\_\_\_\_

PROPERTY OWNER IF DIFFERENT SAME PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

ENGINEER/SURVEYOR (IF ANY) PC SURVEY ASSOCIATES / KILLINGLY ENGINEERING ASSOCIATES  
ATTORNEY (IF ANY) ERNEST COTNOIR

PROPERTY LOCATION/ADDRESS WOLF DEN ROAD  
MAP # 17 LOT # 32-3 ZONE RA TOTAL ACRES 6.33 AC. ACRES OF WETLANDS ON PROPERTY 1.9 AC.

PURPOSE AND DESCRIPTION OF THE ACTIVITY INSTALLATION OF DRIVEWAY ACROSS WETLAND TO ACCESS HOUSE SITE ON PREVIOUSLY APPROVED SUBDIVISION LOT

WETLANDS EXCAVATION AND FILL:

FILL PROPOSED GRAVEL CUBIC Yds 70 SQ FT 730  
EXCAVATION PROPOSED \_\_\_\_\_ CUBIC Yds 15 SQ FT 300  
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE X OFF SITE \_\_\_\_\_  
TOTAL REGULATED AREA ALTERED: SQ FT 6000 ACRES 0.14

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): PROPOSED PROPERTY LINE RELOCATION WITH ADJOINING LAND OWNER BUT ADJOINING LAND OWNER WAS NOT RECEPTIVE TO THE IDEA.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY \_\_\_\_\_ SQFT \_\_\_\_\_ ACRES \_\_\_\_\_

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) \_\_\_\_\_  
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? NO

*THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.*

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: Pasay Dev. LLC [Signature] member DATE 8/1/2022

OWNER: Pasay Dev. LLC [Signature] member DATE 8/1/2022

**REQUIREMENTS**

\$150 Town  
50 NOA

APPLICATION FEE \$200 STATE FEE (\$60.00)  paid # 11539 \$260<sup>00</sup> 8/3/21

COMPLETION OF CT DEEP REPORTING FORM

ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- o ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

**ADDITIONAL INFORMATION/ACTION NEEDED:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:**

APPLICATION TO STATE OF CONNECTICUT DEEP  
INLAND WATER RESOURCES DIVISION  
79 ELM ST.  
HARTFORD, CT. 06106  
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS  
696 VIRGINIA ROAD  
CONCORD, MA. 01742  
1-860-343-4789

**STAFF USE ONLY:**

DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

**PERMIT REQUIRED:**

AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

\_\_\_\_\_  
CHAIR, BROOKLYN IWWC

\_\_\_\_\_  
WETLANDS OFFICER

AUTHORIZED BY IWWC

\_\_\_\_\_  
SIGNIFICANT ACTIVITY/PUBLIC HEARING

**NO PERMIT REQUIRED**

OUTSIDE OF UPLAND REVIEW AREA

NO IMPACT

\_\_\_\_\_  
CHAIR, BROOKLYN IWWC

\_\_\_\_\_  
WETLANDS OFFICER

TIMBER HARVEST



GIS CODE #: \_\_\_\_\_  
 For DEP Use Only

## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Complete, print, **sign**, and mail this form in accordance with the instructions on pages 2 and 3.

### PART I: To Be Completed By The Municipal Inland Wetlands Agency Only

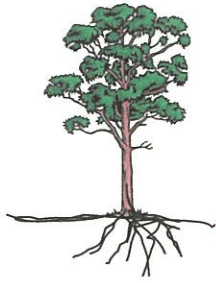
- DATE ACTION WAS TAKEN (use drop-down box):      Year      Month
- ACTION TAKEN (use drop-down box):
- WAS A PUBLIC HEARING HELD? (select one only)       Yes       No
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
 (print): \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Municipal Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING:    BROOKLYN  
 Does this project cross municipal boundaries? (select one only)     Yes     No  
 If Yes, list the other town(s) in which the action is occurring:
  - LOCATION: [USGS Quad Map Name](#) (see hyperlink):    DANIELSON  
[Quad Number](#) (see hyperlink):    43  
 Subregional Drainage [Basin Number](#) (see hyperlink):    3711
  - NAME OF APPLICANT, VIOLATOR OR PETITIONER:    PASAY DEVELOPMENT, LLC
  - NAME & ADDRESS/LOCATION OF PROJECT SITE:    WOLF DEN ROAD, BROOKLYN, CT
- Briefly describe the action/project/activity:  Temporary     Permanent
- RESIDENTIAL DRIVEWAY WETLAND CROSSING**
- ACTIVITY *PURPOSE* CODE (Use drop-down box):    B
  - ACTIVITY *TYPE* CODE(S) (Use drop-down box)      1 ,    2 ,    12 ,    14
  - WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:  
 Wetlands:      0.02 acres      Open Water Body:      0 acres      Stream:      35 linear feet
  - UPLAND REVIEW AREA ALTERED [must be provided in acres]:      0.1 acres
  - AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED:      0 acres  
 [must be provided in acres]

### PART III: To Be Completed By The DEP

- DATE RECEIVED: \_\_\_\_\_ DATE RETURNED TO DEP: \_\_\_\_\_  
 FORM COMPLETED:  YES     NO      FORM CORRECTED / COMPLETED:  YES     NO



## JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~  
PHONE 860-428-7992 ~ FAX 860-376-6842  
P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS  
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING  
WETLAND FUNCTION AND VALUE ASSESSMENTS

6/28/22

P.C. SURVEY ASSOC. LLC.  
63 SNAKE MEADOW HILL RD.  
KILLINGLY, CT. 06239

ATTN: MR. PAUL TERWILLIGER

RE: 253 WOLF DEN ROAD WETLAND DELINEATION

DEAR MR. TERWILLIGER,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE ON THE ABOVE REFERENCED PROPERTY.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTION 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY BETWEEN THE UPLAND SOILS AND THE INLAND WETLANDS/WATERCOURSE.

FLAG NUMBERS WF-1 THRU WF-19 DELINEATE THE NORTHERN PORTION OF THE BOUNDARY OF THE PALUSTRINE FORESTED WETLANDS AND WATERCOURSE LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

*Joseph R. Theroux*

JOSEPH R. THEROUX  
CERTIFIED SOIL SCIENTIST  
MEMBER SSSSNE, NSCSS, SSSA.

# APPROVAL TO CONSTRUCT OR REPAIR SEWAGE DISPOSAL SYSTEM

NORTHEAST DISTRICT DEPARTMENT OF HEALTH  
69 SOUTH MAIN STREET UNIT 4  
BROOKLYN, CT  
860-774-7350

Approval is hereby granted for the construction/repair of a sewage disposal system at the property described below:

FILE # 22000260

MAP #17 LOT #32-3

TOWN: BROOKLYN

INSTALLER: RONALD RACINE (SIG ON FILE)

STREET: 253 WOLF DEN ROAD

CT LIC #3990 EXPIRES: 07/31/2022

PROPERTY OWNER: PASAY DEVELOPMENT

APPRENTICE:

Residential: No. of Bedrooms: 3 Non-Residential: Design Flow: 0 Gallons Per Day (GPD)

## INSTRUCTIONS FOR INSTALLER

1. Construction plot plan submitted and approved by this office must be adhered to.
2. This office must be contacted for approval if any change is going to be made in the system location, size or design, or any changes in house, well or property line locations.
3. Any *NEW* sewage disposal system must conform to *ALL* requirements of Section 19-13-BI03 of the CT Public Health Code.
4. *ALL* new construction to be under *DIRECT* supervision of a CT licensed installer under Section 20-341 of the CT General Statutes.
5. The installer is *RESPONSIBLE* for *VERIFYING LOCATIONS* of *PROPERTY LINES, WELLS,* and *BURIED UTILITY LINES* prior to construction.
6. Installer to notify N.D.D.H. 24 hours, in advance, prior to the start of construction.
7. Installer to have septic tank covers removed at the time of inspection.

## SPECIFIC INSTRUCTIONS:

- Install per plot plan. (Drawn By: PC Survey Associates., Job #20055, Dated: 06/23/2021)
- CT licensed surveyor must stake house, well, benchmark, and septic system; offset stakes to include flow line or bottom of trench elevation.
- Install a 1,000-gallon two compartment septic tank with outlet baffle filter.
- Install 675 square feet of effective leaching area consisting of 1 65' row of 18" Eljen Mantis 536-8.
- Maximum depth into existing grade not to exceed 6 inches.
- A bottom of excavation inspection is required once the topsoil has been removed.
- A current sieve analysis of select fill material (within past 30 days) must be submitted to NDDH.
- Select fill is to be perced once in place.
- Installer to schedule and be present for final inspection with NDDH staff and have level set up so that elevations may be verified.
- Installer's as-built drawing (to include ties to the house) and completed checklist required.

GRANTED BY:

  
Donovan Moe

DATE ISSUED: 05/02/2022

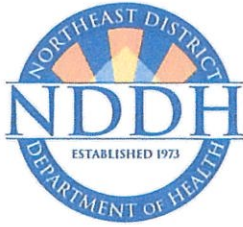
ONE RENEWAL:   /  /  

EXPIRES: 05/02/2023

EXPIRES:   /  /  

  
Steve Knauf

THIS PERMIT IS VALID FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE. IN ACCORDANCE WITH THE CT PUBLIC HEALTH CODE SECTION 19-13-BI03e(F)(I). ONE RENEWAL IS POSSIBLE PROVIDED NDDH IS NOTIFIED PRIOR TO THE EXPIRATION DATE NOTED ABOVE. IF PERMIT EXPIRES, INSTALLERS ARE CHANGED, OR ANY OTHER DEVIATION FROM THE ORIGINAL PERMIT, A NEW APPLICATION MUST BE COMPLETED AND ALL APPLICABLE FEES MUST BE PAID.



## NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234  
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

May 02, 2022

Pasay Development, LLC.  
162 Main Street  
Danielson, CT 06239

**SUBJECT: FILE #22000260 -- WOLF DEN ROAD #253, MAP #17, LOT #32-3, BROOKLYN, CT**

Dear Pasay Development, LLC:

The subject plan (PC SURVEY ASSOCIATES LLC, JOB# 20055, PASAY DEVELOPMENT, DRAWN JUNE 2021) submitted on 04/14/2022 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 3-bedroom house based on the following:

1. CT licensed surveyor must stake house, 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 has 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. Select fill is to be perced once in place.
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.

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.**

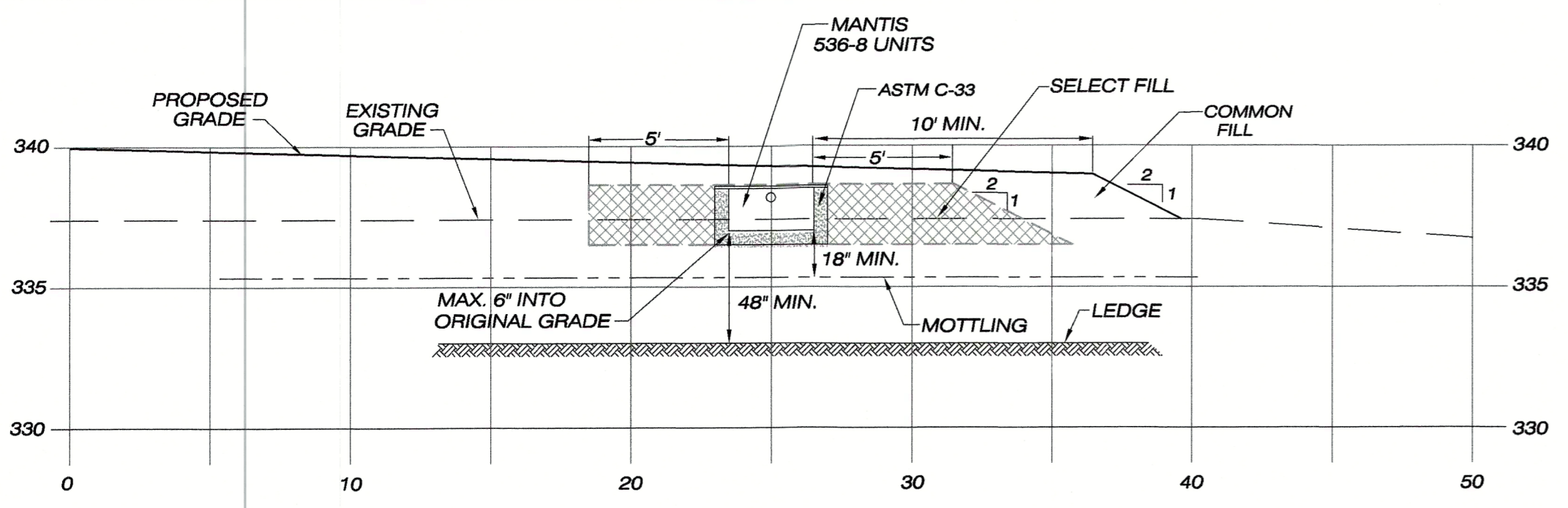
Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Donovan Moe, EHS  
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official; PC Survey Associates LLC, Ron Racine

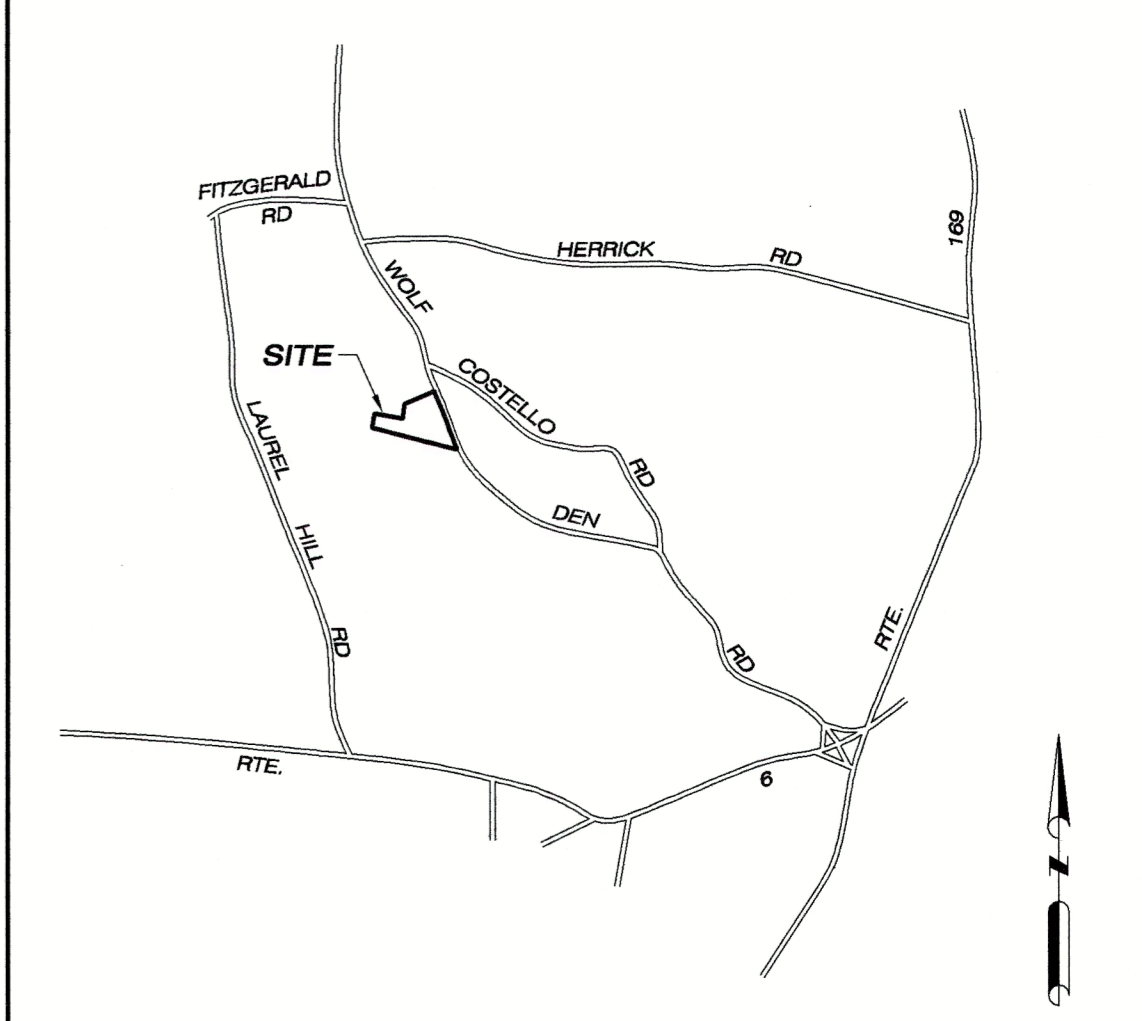




**LEACH FIELD CROSS SECTION "A-A"**  
SCALE: 1" = 5'

BUILDING	
F/L OUT =	339.4 MIN.
SEPTIC TANK	
1000 GALLON TWO COMPARTMENT	
F/L IN =	338.85
F/L OUT =	338.6
DISTRIBUTION BOX 1	
F/L IN =	338.17
F/L OUT =	338.0

**UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION**  
**"CALL BEFORE YOU DIG" 1 800 922 4455 OR 811**



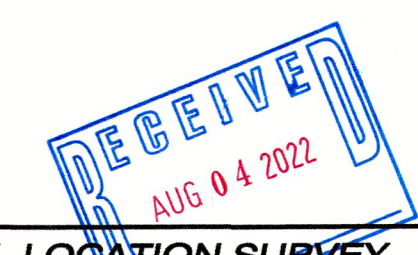
**LOCATION MAP** 1" = 2000'

- NOTES:**
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS C. TOPOGRAPHIC FEATURES DEPICTED WITHIN AREA OF LOT DEVELOPMENT CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-2. TOPOGRAPHIC FEATURES OUTSIDE AREA OF DEVELOPMENT WERE DERIVED FROM NOAA LIDAR DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-0. VERTICAL DATUM IS ASSUMED, CONTOUR INTERVAL = 2 FEET. 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.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:  
SUBDIVISION PLAN PREPARED FOR PORTFOLIO PROPERTIES, L.L.C. - WOLF DEN ROAD, BROOKLYN, CONNECTICUT - SCALE: 1"=60' - DATE: 12/9/2005 - REVISED 3/24/2006 - SHEET 2 OF 6 - BY: KWP ASSOCIATES  
PERIMETER SURVEY - PROPERTY LINE RELOCATION - LOT 3 & LOT 5 - PREPARED FOR PASAY DEVELOPMENT, LLC & NICOLE GARBUITT - WOLF DEN ROAD - BROOKLYN, CONNECTICUT - DATE: APRIL 2021 - SCALE: 1"=20' - BY: PC SURVEY ASSOCIATES, LLC  
COMPILATION PLAN - MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF PORTFOLIO PROPERTIES, L.L.C. - WOLF DEN ROAD, BROOKLYN, CONNECTICUT - FILE NO: E6210 - SCALE: 1"=60' - DATE: 08/29/2006 - SHEET 1 OF 1 - BY: KWP ASSOCIATES
  - ZONE: RA
  - SUBJECT PARCEL IS SHOWN AS MAP 17, LOT 32-3 OF THE BROOKLYN ASSESSORS RECORDS.
  - WETLANDS DEPICTED AS FIELD LOCATED IN AREA OF CROSSING AND TAKEN FROM REFERENCED SUBDIVISION MAP ON REMAINING AREA OF LOT.

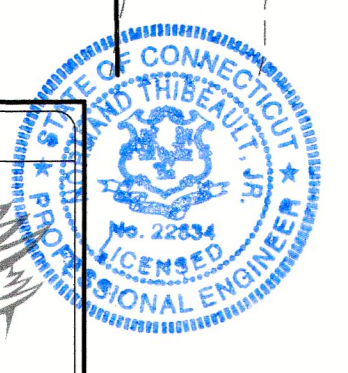
**SOIL TEST DATA**  
SOIL TESTING PERFORMED 9/21/2005 BY N.D.D.H.  
FILE NO. 6000167

TEST HOLE	DESCRIPTION
TEST HOLE 5A	0-5" ORGANICS 5"-15" BROWN VERY FINE SANDY LOAM 15"-26" TAN SANDY LOAM 26"-80" MOTTLED COMPACT SANDY PAN NO WATER MOTTLING AT 26" NO LEDGE
TEST HOLE 5B	0-6" ORGANICS, TOPSOIL 6"-18" BROWN VERY FINE SANDY LOAM 18"-28" TAN SANDY LOAM 28"-54" MOTTLED GRAY COMPACT SANDY PAN NO WATER MOTTLING AT 28" LEDGE AT 54"
TEST HOLE 6	0-6" ORGANICS, TOPSOIL 6"-18" BROWN VERY FINE SANDY LOAM 18"-28" TAN SANDY LOAM 28"-68" MOTTLED GRAY COMPACT SANDY PAN NO WATER MOTTLING AT 26" LEDGE AT 68"

PERCOLATION RATE: 10.1-20 MIN./INCH (BUMPED DUE TO DRY CONDITIONS)



SEPTIC SYSTEM DESIGN BY:  
**Killingly Engineering Associates**  
114 Westcott Road  
P.O. Box 421  
Dayville, Connecticut 06241  
860 779 7299  
Normand Thibault, Jr., P.E., No. 22834  
DATE: 8/3/2022



**LEGEND**

+ 327.0	EXISTING SPOT GRADE
--- 338	EXISTING CONTOUR
--- 320	PROPOSED CONTOUR
---	EROSION CONTROL BARRIER
⊠	TEST PIT
○	IRON PIN FOUND
○	STONE WALL

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*Paul A. Terwilliger*  
PAUL A. TERWILLIGER, L.S. NO. 70155  
DATE: 08/09/2022  
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

**GENERAL LOCATION SURVEY**  
**LOT 3**  
**SEPTIC SYSTEM DESIGN PLAN**  
PREPARED FOR  
**PASAY DEVELOPMENT, LLC**

**WOLF DEN ROAD**  
**BROOKLYN, CONNECTICUT**

DATE: JUNE 2021  
SCALE: 1" = 30'

63 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230

SHEET NO: 1 OF 2  
REVISED: 6/9/2022

JOB NO: 20055 F.B. NO: 228 DRAWN BY: P.A.T. MAP NO:

REFERENCE IS MADE TO:

CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.

DEVELOPMENT

PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A SINGLE FAMILY DWELLING WITH APPURTENANT SEPTIC SYSTEM, WELL, DRIVEWAY, UTILITIES AND SITE GRADING.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES ALONG THE PROPOSED LIMITS OF DISTURBANCE.
2. PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
3. REMOVE AND STOCKPILE TOPSOIL AND INSTALL SEDIMENT BARRIER.
4. EXCAVATE FOUNDATION AND BEGIN HOUSE CONSTRUCTION.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. INSTALL DRIVEWAY AND UTILITIES TO THE RESIDENCE.
7. LOAM, SEED & MULCH DISTURBED AREAS.
8. AFTER STABILIZATION OF DISTURBED AREAS, REMOVE EROSION AND SEDIMENT CONTROL.

GENERAL DEVELOPMENT PLAN

PRIOR TO THE COMMENCEMENT OF OPERATIONS IN ACCORDANCE WITH ANY PERMIT ISSUED BY THE TOWN OF BROOKLYN, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES.

THE CONTRACTOR SHALL OBTAIN A SITE INSPECTION FROM THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER OR WETLANDS AGENT TO ENSURE THAT ALL EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THIS NARRATIVE. UPON APPROVAL WITH RESPECT TO THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES, THE CONTRACTOR MAY COMMENCE OPERATIONS PURSUANT TO THE PERMIT. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE 'SILT FENCE INSTALLATION & MAINTENANCE' AND 'HAY BALE INSTALLATION & MAINTENANCE' SECTIONS OF THIS NARRATIVE.

ALL STRIPPING IS TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. TOPSOIL SHALL BE STOCKPILED SO THAT SLOPES DO NOT EXCEED 2 TO 1. THERE SHALL BE NO BURIAL OF STUMPS. A HAY BALE SEDIMENT BARRIER IS TO SURROUND EACH STOCKPILE AND A TEMPORARY VEGETATIVE COVER PROVIDED IF NECESSARY.

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

FINAL STABILIZATION OF THE SITE IS TO FOLLOW THE PROCEDURES OUTLINED IN PERMANENT VEGETATIVE COVER. IF NECESSARY A TEMPORARY VEGETATIVE COVER IS TO BE PROVIDED UNTIL A PERMANENT COVER CAN BE APPLIED.

DURING THE STABILIZATION PERIOD, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN PROPER WORKING ORDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EROSION AND SEDIMENT CONTROL ON A TWICE-WEEKLY BASIS DURING THE STABILIZATION PERIOD AND AFTER EACH STORM EVENT. DURING THE STABILIZATION PERIOD WITH RESPECT TO THE SITE, ANY EROSION WHICH OCCURS WITHIN DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED, RESEEDING AND RE-ESTABLISHED.

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT BEFORE A CERTIFICATE OF COMPLIANCE WILL BE ISSUED.

ONCE STABILIZATION HAS BEEN COMPLETED AND APPROVED BY THE TOWN OF BROOKLYN ZONING ENFORCEMENT OFFICER, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
2. POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1 FOOT INTO THE GROUND.
3. LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
4. INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
5. INSPECTIONS WILL BE MADE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS.
6. SEDIMENT DEPOSITS ARE TO BE REMOVED WHEN THEY REACH A HEIGHT OF 1 FOOT BEHIND THE BARRIER OR HALF THE HEIGHT OF THE BARRIER AND ARE TO BE DEPOSITED IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
7. REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE:
  - THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
  - THE FENCE HAS BEEN MOVED OUT OF POSITION, OR
  - THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

HAY BALE INSTALLATION AND MAINTENANCE:

1. BALES SHALL BE PLACED AS SHOWN ON THE PLANS WITH THE ENDS OF THE BALES TIGHTLY ABUTTING EACH OTHER.
2. EACH BALE SHALL BE SECURELY ANCHORED WITH AT LEAST 2 STAKES AND GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER FROM PASSING BETWEEN THE BALES.
3. INSPECT BALES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
4. REMOVE SEDIMENT BEHIND THE BALES WHEN IT REACHES HALF THE HEIGHT OF THE BALE AND DEPOSIT IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
5. REPLACE OR REPAIR THE BARRIER WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE BARRIER HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE BARRIER BECAUSE:
  - THE BARRIER HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
  - THE BARRIER HAS BEEN MOVED OUT OF POSITION, OR
  - THE HAY BALES HAVE DETERIORATED OR BEEN DAMAGED.

TEMPORARY VEGETATIVE COVER

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

PERMANENT VEGETATIVE COVER

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS. APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F. APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 30 - OCTOBER 1

FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE

SEPTIC SYSTEM DESIGN CRITERIA

- PERC RATE: 10-20 MINS/INCH
- NUMBER OF BEDROOMS: 3
- SEPTIC TANK: 1000 GALLON
- LEACHING AREA REQUIRED: 675 SQUARE FEET
- LEACHING AREA PROVIDED: 65 L.F. OF ELJEN MANTIS 536-8 LEACHING UNITS @ 11.0 S.F./L.F. = 715 SQ. FT. LEACHING AREA
- MOTTLING: 26", LEDGE: 54", WATER: N/A
- MLSS CALCULATION: SLOPE: 4.1-6%, RESTRICTIVE LAYER: 26" (HF=34)  
3 BEDROOMS (FF=1.5)  
PERC. RATE: 10-20 MIN./INCH (PF=1.25)  
MLSS = (HF)(FF)(PF) = 34 x 1.5 x 1.25 = 63.75 L.F.
- LSS PROVIDED: 65 L.F.
- MAXIMUM DEPTH INTO EXISTING GRADE: 6" (48" ABOVE LEDGE)

SPECIFICATIONS

SEPTIC SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT PUBLIC HEALTH CODE REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS".

SEPTIC TANK: 1000 GALLON JOLLEY PRECAST, INC. OR EQUAL TWO-COMPARTMENT TANK WITH OUTLET FILTER. INSTALL RISERS OVER TANK CLEANOUTS IF COVER OVER TANK EXCEEDS 1'.

DISTRIBUTION BOX: JOLLEY OR EQUAL 4 HOLE D-BOX

HOUSE AND EFFLUENT SEWER PIPE: 4" PVC ASTM D 1785, ASTM D 2665, OR ASTM F 1780 SCHEDULE 40 WITH RUBBER COMPRESSION GASKETS OR PVC AWWA C-900 WITH RUBBER COMPRESSION GASKETS.

DISTRIBUTION: SINGLE ROW OF 13 ELJEN MANTIS 536-8 LEACHING UNITS INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

POLYLOK PIPE SEAL AS MANUFACTURED BY SUPERIOR SEPTIC TANKS (OR EQUAL) SHALL BE USED TO SEAL SEPTIC TANK AND D-BOX INLETS AND OUTLETS.

BOTTOM OF TRENCHES TO BE LEVEL.

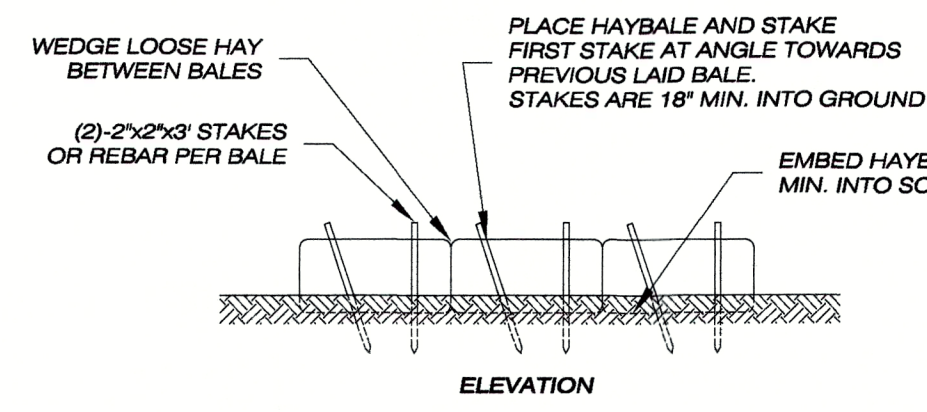
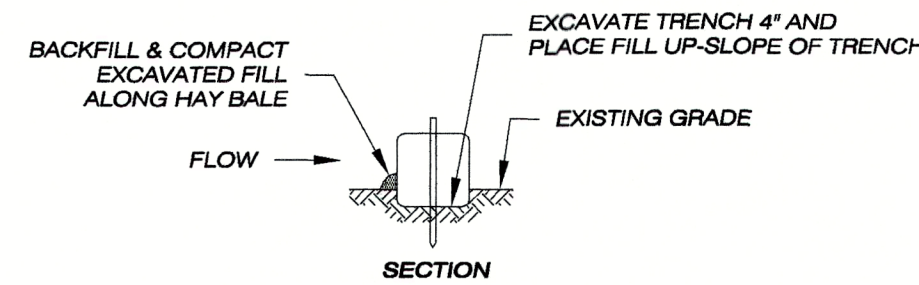
ALL FILL SHALL BE CLEAN BANK RUN GRAVEL, MEETING THE FOLLOWING REQUIREMENTS OF THE CT DEPT. OF PUBLIC HEALTH:  
MAX. PERCENT GRAVEL (PLUS NO. 4 SIEVE MATERIAL) - 45%  
GRADATION ON FILL LESS GRAVEL:

SIEVE NO.	DRY PERCENT PASSING	WET PERCENT PASSING
NO. 4	100	100
NO. 10	70-100	70-100
NO. 40	10-75	10-50*
NO. 100	0-5	0-20
NO. 200	0-2.5	0-5

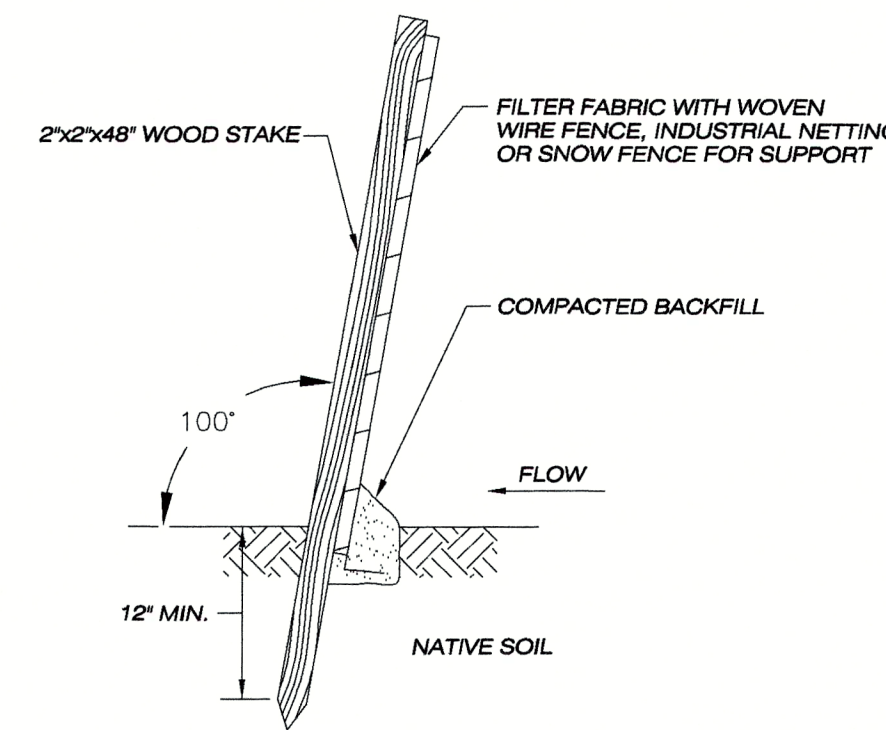
\* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%

FILL MUST PERC AT A RATE EQUAL TO OR FASTER THAN THE UNDERLYING SOIL.

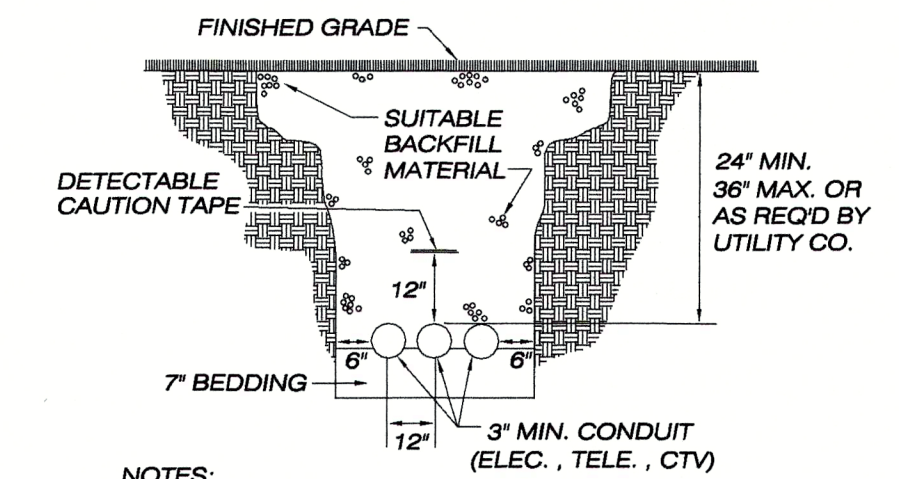
THE HOUSE, WELL, AND SEPTIC SYSTEM LOCATIONS SHALL BE STAKED IN THE FIELD BY A LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. THE SURVEYOR SHALL INSTALL A STABLE BENCHMARK DURING STAKEOUT IN AREA OF THE SYSTEM.



HAY BALE BARRIER DETAIL  
NOT TO SCALE



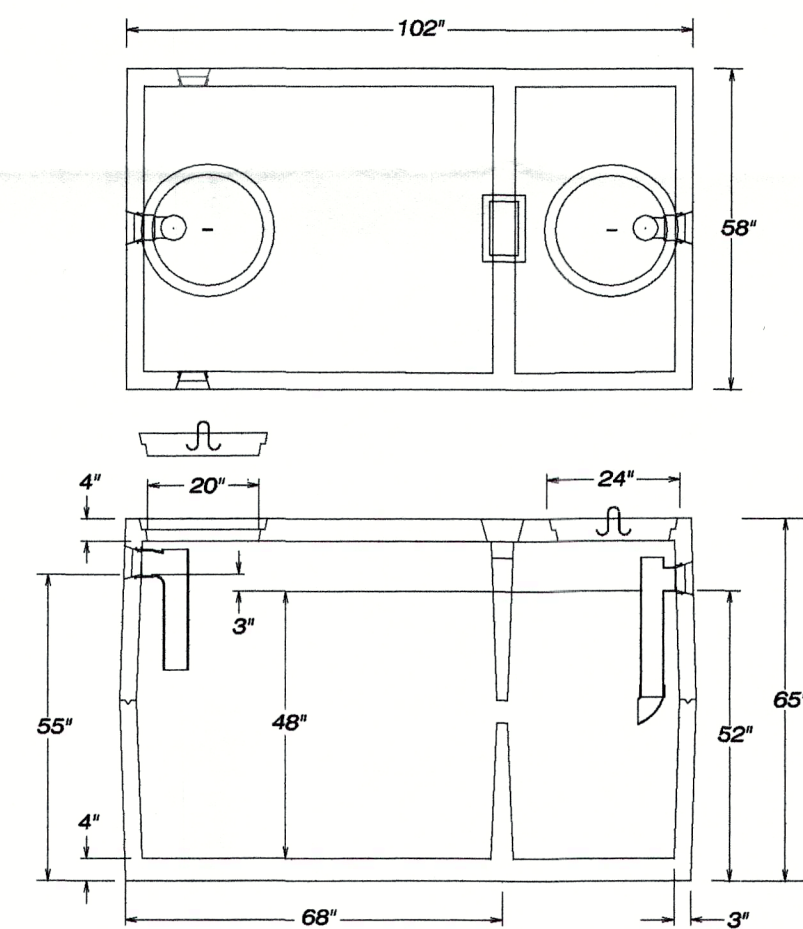
SILT FENCE SECTION  
NOT TO SCALE



NOTES:

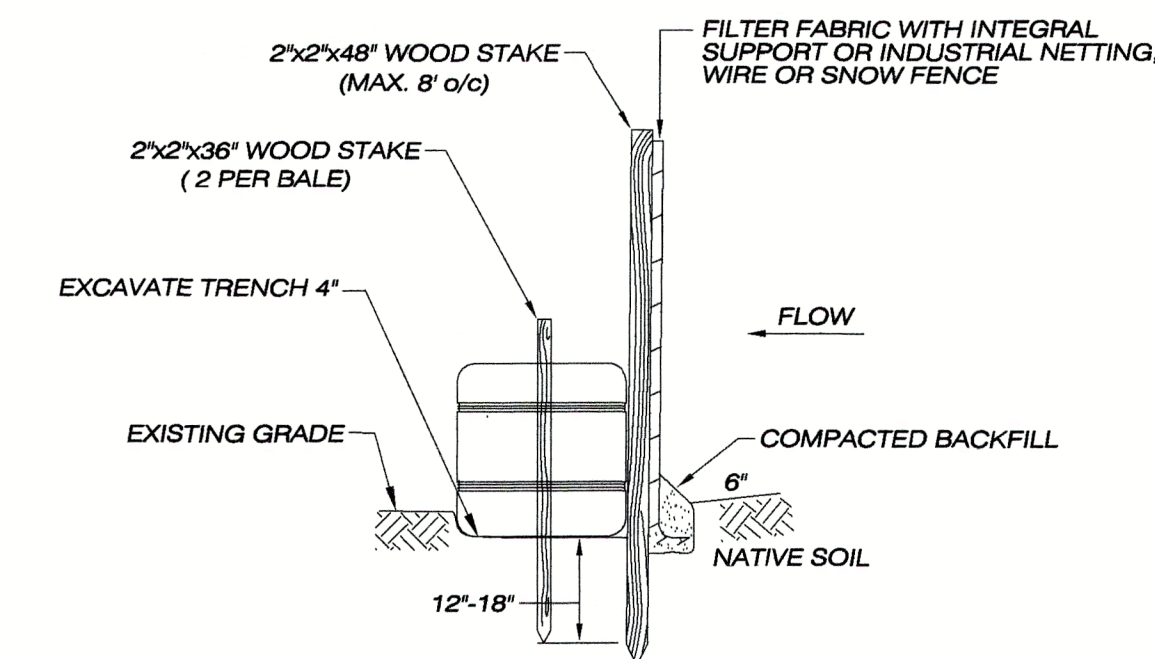
1. OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH.
2. SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
3. FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.

UTILITY TRENCH DETAIL  
NOT TO SCALE

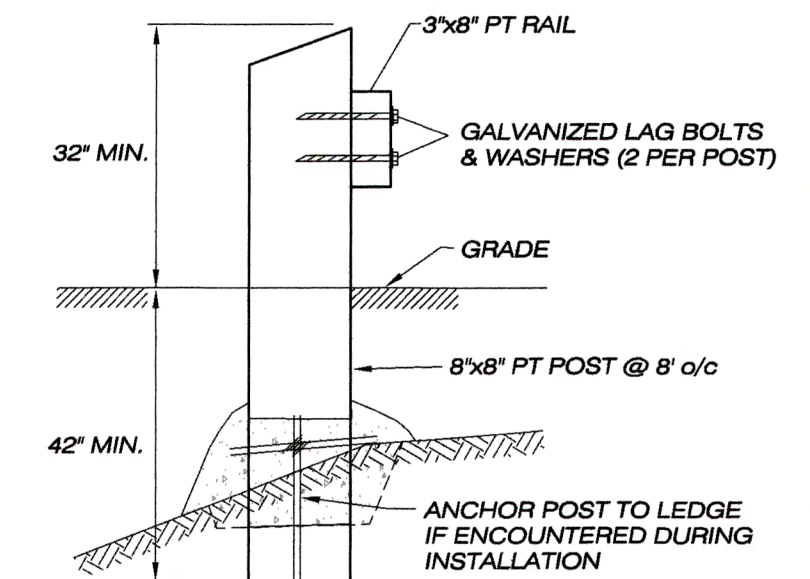


- DESIGN NOTES
- 1) JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT
  - 2) INLETS AND OUTLETS TO HAVE STATE-APPROVED SEALS.
  - 3) USE 8" HEAVY DUTY TOP IF SPECIFIED.
  - 4) MUST MEET ASTM C 1227-97A
  - 5) CONCRETE STRENGTH SHALL BE 5000 PSI. MIN. 28 DAYS

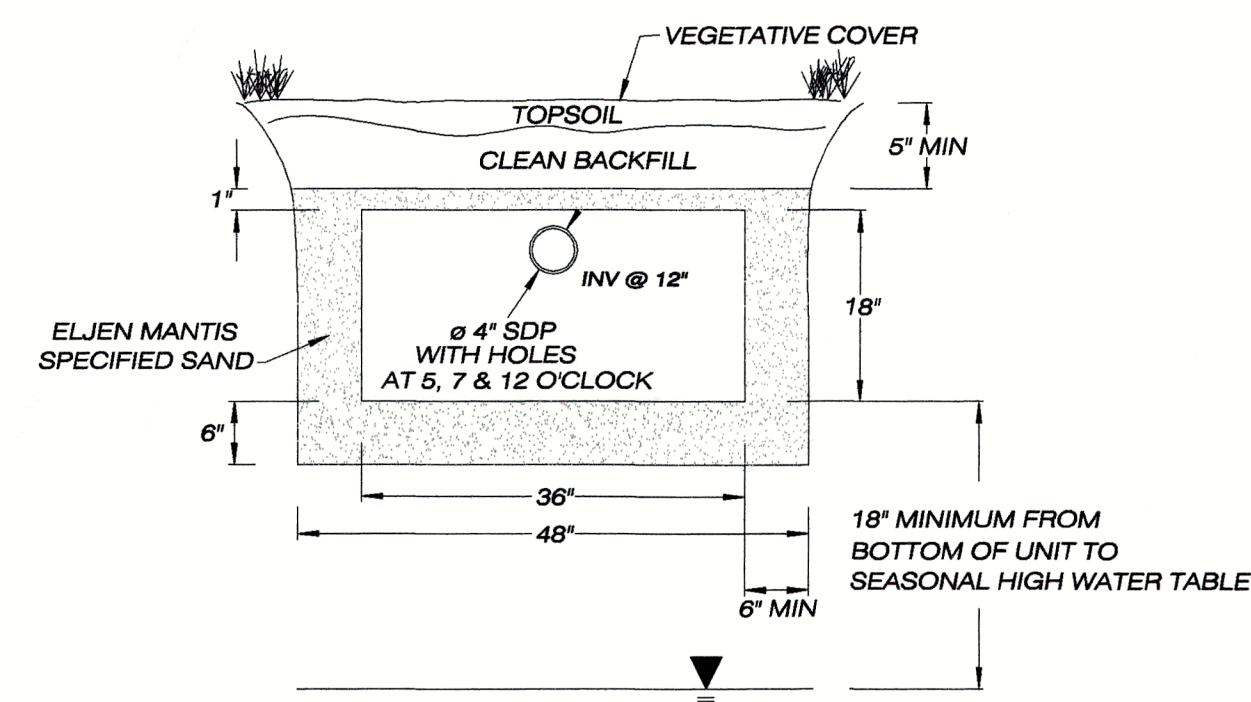
1000 GALLON  
TWO-COMPARTMENT  
SEPTIC TANK  
N.T.S.



HAY BALE BACKED SILT FENCE DETAIL  
NOT TO SCALE

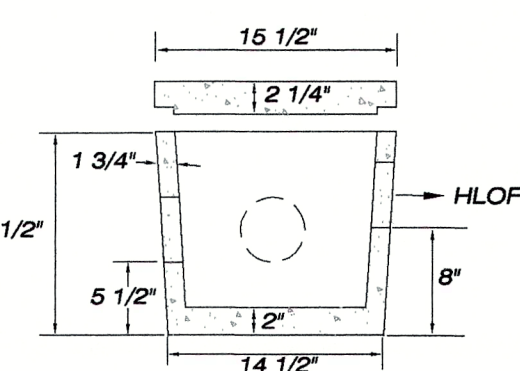


GUIDE RAIL DETAIL  
NOT TO SCALE

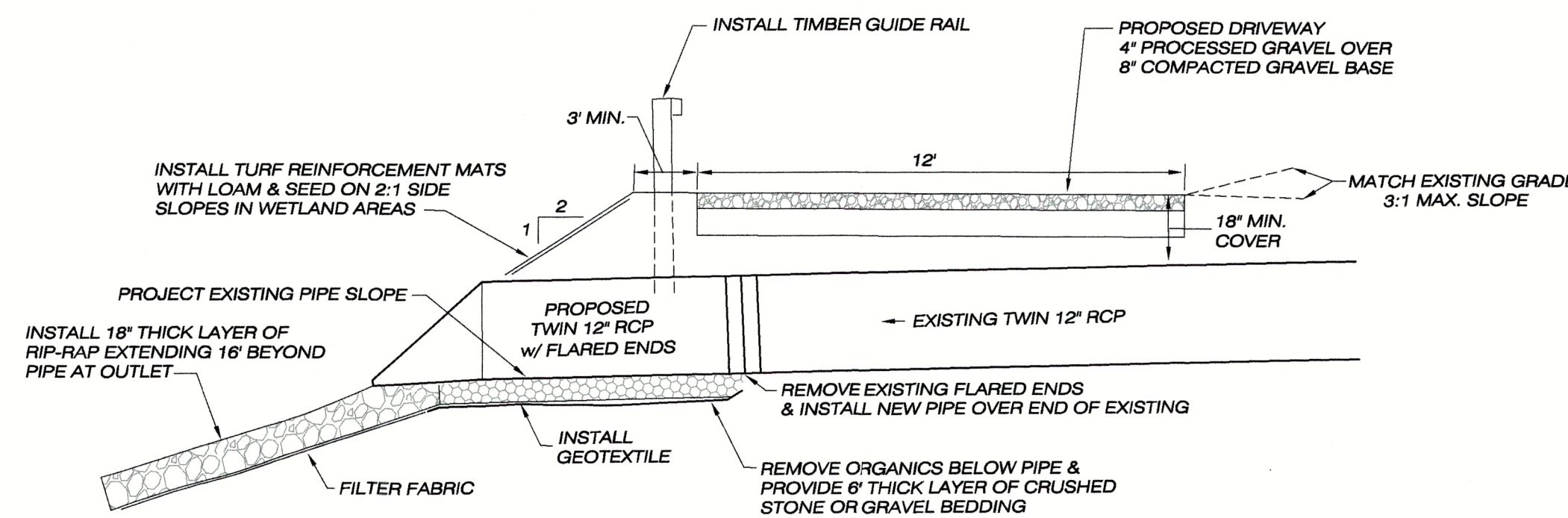


NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE

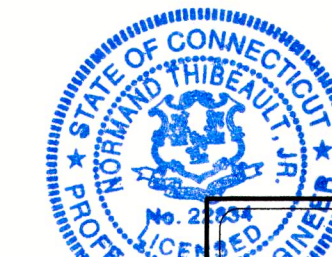
ELJEN MANTIS 536-8 TRENCH DETAIL  
NOT TO SCALE



HLOF DISTRIBUTION BOX  
N.T.S.



DRIVEWAY CROSSING DETAIL  
NOT TO SCALE



Killingly Engineering  
Associates  
114 Westcott Road  
P.O. Box 421  
Dayville, Connecticut 06241  
860 779 7299

Normand Thibault, Jr., P.E., No. 22834 DATE 09/2022

COMPILATION MAP  
**LOT 3**  
EROSION & SEDIMENT CONTROL  
& CONSTRUCTION DETAILS  
PREPARED FOR  
**PASAY DEVELOPMENT, LLC**

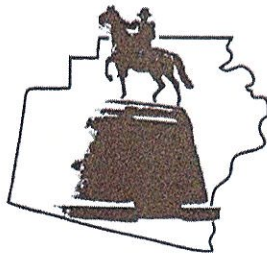
WOLF DEN ROAD  
BROOKLYN, CONNECTICUT

DATE: JUNE 2021  
SCALE: 1" = AS NOTED

83 SNAKE MEADOW RD  
KILLINGLY, CT 06239  
860 774 6230

SHEET NO: 2 OF 2  
REVISED: 6/9/2022

JOB NO: 20055 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO:



# Brooklyn Land Use Department

69 South Main Street  
Brooklyn CT 06234  
(860) 779-3411 x 31

Inland Wetlands  Zoning Enforcement \_\_\_\_\_ Blight Enforcement \_\_\_\_\_

SITE INSPECTION NUMBER

1 2 3 4 5

325 Wolf Den Rd

8/15/22

Address

Date

I met Keith Pasay, inspected and took photographs for the wetlands crossing application.

There are no IWWC issues that are not addressed in the application.

This approval cannot be made by the Duty Authorized Agent, because work in wetlands is proposed.

Commission Representative M. Washburn

Owner or Authorized Signature \_\_\_\_\_





September 7, 2022

Ms. Margaret Washburn  
Wetlands Enforcement Officer  
Town of Brooklyn, Connecticut  
69 South Main Street, Suite 23  
Brooklyn, CT 06234

**Re: Application # IWWC 22-004 / Pasay Development, LLC  
253 Wolf Den Road – Driveway Wetlands Crossing**

Dear Ms. Washburn:

Please present this letter to the Brooklyn IWC at your September meeting. My Name is Nicole M. Garbutt and I reside at and own 255 Wolf Den Road. My property abuts the applicant on the Western and Northern boundaries. The applicant and I are in a boundary dispute that is in litigation. Specifically, as it pertains to the Northern boundary where the applicant is proposing a driveway and wetland crossing.

For this reason, I would ask that the commission table this application until this matter has been litigated and all appeals exhausted. As such, it would probably be more appropriate for the applicant to withdraw their application and resubmit it once they have clear title. I am represented by Attorney Mark Shipman of Shipman, Shaiken, & Schwefel, LLC in West Hartford, CT.

Very truly yours,



Nicole M. Garbutt  
255 Wolf Den Road  
Brooklyn, CT 06234

Cc: M. Shipman, Esq.  
File



**SUMMONS - CIVIL**

JD-CV-1 Rev. 2-22  
C.G.S. §§ 51-346, 51-347, 51-349, 51-350, 52-45a, 52-48, 52-259;  
P.B. §§ 3-1 through 3-21, 8-1, 10-13

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STATE OF CONNECTICUT  
**SUPERIOR COURT**  
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Instructions are on page 2.

- Select if amount, legal interest, or property in demand, not including interest and costs, is LESS than \$2,500.
- Select if amount, legal interest, or property in demand, not including interest and costs, is \$2,500 or MORE.
- Select if claiming other relief in addition to, or in place of, money or damages.

TO: Any proper officer

By authority of the State of Connecticut, you are hereby commanded to make due and legal service of this summons and attached complaint.

Address of court clerk (Number, street, town and zip code) <b>155 Church Street, Putnam, CT 06260</b>	Telephone number of clerk <b>( 860 ) 928 - 7749</b>	Return Date (Must be a Tuesday) <b>09/20/2022</b>
--	--	--

<input checked="" type="checkbox"/> Judicial District	G.A. Number: _____	At (City/Town) <b>Putnam</b>	Case type code (See list on page 2) Major: <b>P</b> Minor: <b>90</b>
---	--------------------	---------------------------------	---

**For the plaintiff(s) enter the appearance of:**

Name and address of attorney, law firm or plaintiff if self-represented (Number, street, town and zip code) <b>Ernest J. Cotnoir, PO Box 187, Putnam, CT 06260</b>	Juris number (if attorney or law firm) <b>305331</b>
---	---

Telephone number <b>( 860 ) 928 - 9694</b>	Signature of plaintiff (if self-represented)
---	--

The attorney or law firm appearing for the plaintiff, or the plaintiff if self-represented, agrees to accept papers (service) electronically in this case under Section 10-13 of the Connecticut Practice Book. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	E-mail address for delivery of papers under Section 10-13 of the Connecticut Practice Book (if agreed)
---	--

Parties	Name (Last, First, Middle Initial) and address of each party (Number; street; P.O. Box; town; state; zip; country, if not USA)	
First plaintiff	Name: <b>Pasay Development, LLC, a Connecticut limited liability company</b> Address: <b>162 Main Street, Danielson, CT 06239</b>	P-01
Additional plaintiff	Name: Address:	P-02
First defendant	Name: <b>Garbutt, Nicole</b> Address: <b>255 Wolf Den Road, Brooklyn, CT 06234</b>	D-01
Additional defendant	Name: Address:	D-02
Additional defendant	Name: Address:	D-03
Additional defendant	Name: Address:	D-04

Total number of plaintiffs: <b>1</b>	Total number of defendants: <b>1</b>	<input type="checkbox"/> Form JD-CV-2 attached for additional parties
--------------------------------------	--------------------------------------	---

**Notice to each defendant**

1. You are being sued. This is a summons in a lawsuit. The complaint attached states the claims the plaintiff is making against you.
2. To receive further notices, you or your attorney must file an *Appearance* (form JD-CL-12) with the clerk at the address above. Generally, it must be filed on or before the second day after the Return Date. The Return Date is not a hearing date. You do not have to come to court on the Return Date unless you receive a separate notice telling you to appear.
3. If you or your attorney do not file an *Appearance* on time, a default judgment may be entered against you. You can get an *Appearance* form at the court address above, or on-line at <https://jud.ct.gov/webforms/>.
4. If you believe that you have insurance that may cover the claim being made against you in this lawsuit, you should immediately contact your insurance representative. Other actions you may take are described in the Connecticut Practice Book, which may be found in a superior court law library or on-line at <https://www.jud.ct.gov/pb.htm>.
5. If you have questions about the summons and complaint, you should talk to an attorney.

The court staff is not allowed to give advice on legal matters.

Date <b>07/29/2022</b>	Signed (Sign and select proper box) 	<input checked="" type="checkbox"/> Commissioner of Superior Court <input type="checkbox"/> Clerk	Name of person signing <b>Ernest J. Cotnoir</b>
---------------------------	---	--	--

If this summons is signed by a Clerk:

- a. The signing has been done so that the plaintiff(s) will not be denied access to the courts.
- b. It is the responsibility of the plaintiff(s) to ensure that service is made in the manner provided by law.
- c. The court staff is not permitted to give any legal advice in connection with any lawsuit.
- d. The Clerk signing this summons at the request of the plaintiff(s) is not responsible in any way for any errors or omissions in the summons, any allegations contained in the complaint, or the service of the summons or complaint.

For Court Use Only
File Date 
<b>A TRUE AND ATTESTED COPY</b>
<b>KATHLEEN DOHERTY</b> STATE MARSHAL STATE OF CONNECTICUT
Docket Number

I certify I have read and understand the above:	Signed (Self-represented plaintiff)	Date
---	-------------------------------------	------



**PUBLIC HEARING NOTICE**  
WETLANDS COMMISSION  
**OCT. 11, 2022 AT 6:00 PM**  
69 SO. MAIN ST., BROOKLYN  
IWWC22-004 - MEETING INFO  
AT WWW.BROOKLYNCT.ORG

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**TOWN OF BROOKLYN  
INLAND WETLANDS AND WATERCOURSES COMMISSION  
NOTICE OF PUBLIC HEARING**

The Brooklyn Inland Wetlands and Watercourses Commission will hold a public hearing on Tuesday, October 11, 2022, at 6:00 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

**IWWC 22-004 - 253 Wolf Den Road - Map 17 Lot 32-3 – Pasay Development. Installation of driveway across wetlands to access house site in previously approved subdivision.**

A copy of this application will be available for review on the Town of Brooklyn website, Town Clerk office and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Wetland Agent at [m.washburn@brooklynct.org](mailto:m.washburn@brooklynct.org) or at 69 South Main Street Brooklyn, CT 06234.



ABUTTERS LIST – PASAY DEVELOPMENT - 253 WOLF DEN ROAD

MAP 17, LOT 32-5

NICOLE GARBUTT

255 WOLF DEN ROAD, BROOKLYN, CT 06234

MAP 17, LOT 32-2

RANDY P. & MARGARET M. SCHLEGEL

83 SQUAW ROCK ROAD, PLAINFIELD, CT 06354

MAP 17, LOT 32-4

DAVID LABOSSIERE

PO BOX 27, DANIELSON, CT 06239

MAP 17, LOT 31

WAYNE M. PAQUETTE

16 LAUREL HILL ROAD, BROOKLYN, CT 06234

MAP 17, LOT 31A

STEVEN G. & ELIZABETH A. RICE

PO BOX 174, BROOKLYN, CT 06234

MAP 17, LOT 28

HEATHER L. BLANCHARD

250 WOLF DEN ROAD, BROOKLYN, CT 06234

MAP 17, LOT 29A

JOSEPH E. & MARY JANE COOPER

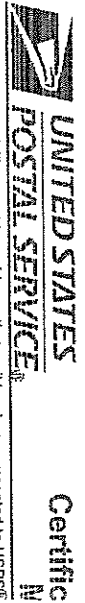
99 COSTELLO ROAD, BROOKLYN, CT 06234

MAP 17, LOT 30

WINDHAM COUNTY SOIL CONSERVATION DISTRICT, INC.

139 WOLF DEN ROAD

BROOKLYN, CT 06234



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PO BOX 27, DANIELSON, CT 06239

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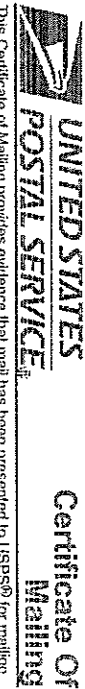
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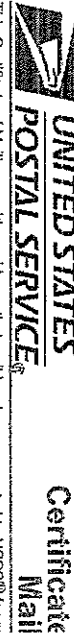
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PASAY DEVELOPMENT, LLC

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To:

WINDHAM COUNTY SOIL CONSERVATION DISTRICT,

139 WOLF DEN ROAD

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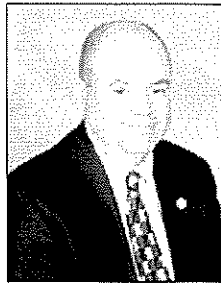
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# STEPHEN J. ADAMS

## Attorney at Law

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 E-mail [sja@sjalawyer.com](mailto:sja@sjalawyer.com) • [www.sjalawyer.com](http://www.sjalawyer.com)

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*Attorney Adams has over 30 years of experience in the General Practice of Law and all of the above areas.*

### TOWN OF BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION PUBLIC HEARING NOTICE

The Brooklyn Inland Wetlands and Watercourses Commission will hold a public hearing, both in-person and via Zoom, on Tuesday, October 11, 2022, at 6:00 p.m. at their regularly scheduled meeting at the Clifford B. Green Community Meeting Room, Suite 24, 69 South Main Street on the following:

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A copy of the application is available for review.

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Richard Oliverson, Chairman T

Hours:  
 Thurs.-Sat. 11-5  
 Sun. 11-4

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 Danielson, CT

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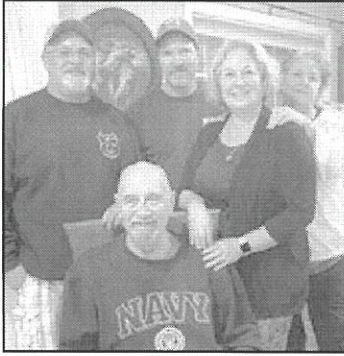
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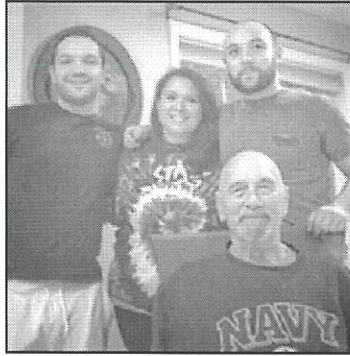
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### TOWN OF BROOKLYN INLAND WETLANDS AND WATERCOURSES COMMISSION PUBLIC HEARING NOTICE

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A copy of the application is available for review.

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

Richard Oliverson, Chairman

B#3591

### Carpenter Ants • Termites



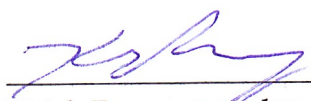
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As per section 7.5.i and 7.5.j of the Brooklyn Inland Wetlands and Watercourses Regulations, I, Keith Pasay, member of Pasay Development, LLC, am familiar with all the information provided for wetland application IWWC 22-004 and am aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information. I also grant authorization for the members and agents of the Brooklyn Inland Wetlands and Watercourses Commission to inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.

  
\_\_\_\_\_  
Keith Pasay, member

10/5/22  
Date

# NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

**ENGINEERING REVIEW  
PERTAINING TO A  
PROPOSED DRIVEWAY CROSSING A WETLAND  
(ASSESSOR'S MAP 17, LOT 32-3)  
WOLF DEN DRIVE  
BROOKLYN, CT  
(October 5, 2022)**

The comments contained herein pertain to my review of plans and supporting documentation for IWWC Wetlands Application No. 22-004, which is for the construction of a driveway across a wetland to access a house on a previously approved residential subdivision. The plans, created by PC Survey Associates, LLC and engineering design by Killingly Engineering Associates, labeled as "General Location Survey" (Sheet 1 of 2) and "Compilation Plan" (Sheet 2 of 2)," each dated June 21, 2021 with revision date of June 9, 2022, was the main focus of my review.

## **Sheet 1 of 2 – General Location Survey**

1. Extending the existing twin 12" reinforced concrete pipe (RCP) culvert pipes do not require updated drainage calculations because it is assumed that the original culverts were evaluated when the subdivision that this property is part of was approved and the additional culverts installed at the same slope will not change the hydraulic characteristics of them.

## **Sheet 2 of 2 – Compilation Plan**

2. The title of this plan should be "Notes and Details" rather than "Compilation Plan," as the information contained therein has nothing to do with a survey compilation plan.

I have no other comments regarding the plans and except for the need for a change in the title of the plan on Sheet 2 of 2. Therefore, I consider the plans satisfactory and the impact to the wetlands negligible.

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





INLAND WETLANDS & WATERCOURSES COMMISSION  
TOWN OF BROOKLYN, CONECTICUT

Date: 9/16/22

Application # IWWC22-005

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT LONI DECELLES MAILING ADDRESS 143 SOUTH STREET, BROOKLYN, CT 06234  
APPLICANT'S INTEREST IN PROPERTY OWNER PHONE 860 315 2625 EMAIL \_\_\_\_\_

PROPERTY OWNER IF DIFFERENT \_\_\_\_\_ PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

ENGINEER/SURVEYOR (IF ANY) PC SURVEY ASSOCIATES, LLC  
ATTORNEY (IF ANY) \_\_\_\_\_

PROPERTY LOCATION/ADDRESS 143 SOUTH STREET, BROOKLYN, CT 06234  
MAP # 40 LOT # 88-11 ZONE RA TOTAL ACRES 3.22 ACRES OF WETLANDS ON PROPERTY 1.65

PURPOSE AND DESCRIPTION OF THE ACTIVITY CONSTRUCTION OF HORSE BARN WITHIN UPLAND REVIEW AREA,  
CLEARING FOR HORSE TURN OUT WITHIN UPLAND REVIEW AREA  
SELECTIVE CLEARING AND FENCING WITHIN WETLAND

WETLANDS EXCAVATION AND FILL:  
FILL PROPOSED N/A CUBIC YDS \_\_\_\_\_ SQ FT \_\_\_\_\_  
EXCAVATION PROPOSED N/A CUBIC YDS \_\_\_\_\_ SQ FT \_\_\_\_\_  
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE X OFF SITE \_\_\_\_\_  
TOTAL REGULATED AREA ALTERED: SQ FT \_\_\_\_\_ ACRES 1

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): LOCATING BARN FURTHER TO THE SOUTH AND LIMITING TURNOUT AREA  
TO OUTSIDE OF WETLAND WOULD LIMIT THE AREA FOR EXERCISING THE HORSES.

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY \_\_\_\_\_ SQFT \_\_\_\_\_ ACRES \_\_\_\_\_

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? NO IF YES, WHICH TOWN(S) \_\_\_\_\_

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? NO

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: [Signature] DATE 09/02/22

OWNER: [Signature] DATE 09/02/22

**REQUIREMENTS**

APPLICATION FEE \$ 150<sup>00</sup> STATE FEE (\$60.00)  \$ 50 NOA

COMPLETION OF CT DEEP REPORTING FORM

ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

**ADDITIONAL INFORMATION/ACTION NEEDED:**

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OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:

APPLICATION TO STATE OF CONNECTICUT DEEP  
 INLAND WATER RESOURCES DIVISION  
 79 ELM ST.  
 HARTFORD, CT. 06106  
 1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS  
 696 VIRGINIA ROAD  
 CONCORD, MA. 01742  
 1-860-343-4789

**STAFF USE ONLY:**

DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

**PERMIT REQUIRED:**

AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

\_\_\_\_\_  
CHAIR, BROOKLYN IWWC

\_\_\_\_\_  
WETLANDS OFFICER

AUTHORIZED BY IWWC

\_\_\_\_\_  
SIGNIFICANT ACTIVITY/PUBLIC HEARING

**NO PERMIT REQUIRED**

OUTSIDE OF UPLAND REVIEW AREA

NO IMPACT

\_\_\_\_\_  
CHAIR, BROOKLYN IWWC

\_\_\_\_\_  
WETLANDS OFFICER

TIMBER HARVEST



March 24, 2003

P. Bradford Cheney, PE., L.S.  
President/CEO

Philip B. Cheney  
Chairman

**GROUP DIRECTORS**

Architecture  
Gordon C. Hyde, R.A.

Environmental Science  
Michael G. Schaefer, CPSS

Hydrology &  
Water Resources  
Scott G. Young, PE.

Private &  
Commercial Development  
Richard H. Strouse, PE., L.S.

Structural Engineering  
Michael P. Culmo, PE.

Surveying  
Jeffrey J. Stofank, L.S.

Transportation  
Michael P. Culmo, PE.  
(Acting)

Charles Normandin, L.S.  
PC Survey Associates, LLC  
154 S. Main Street  
Danielson, CT 06239

*RE: CME/CPK Project No.: 2003072 – Property on South Street, Brooklyn (Assessor’s Lot #11), West of Brooklyn Country Club*

Dear Mr. Normandin:

Ian Cole, CPSS, of our office delineated the wetlands at the above referenced site last week. The wetlands are located along the west side of a perennial stream that runs from north to south along the east side of the subject property to the Quinebaug River. The wetlands are wooded, and the soils within the wetlands are poorly drained and very poorly drained, and occur at the interface of glacial till soils and glacial outwash soils.

Consecutively numbered flags (1 through 40) represent the wetland limits as marked in the field.

Please feel free to contact Ian or myself if you have any questions.

Sincerely,

Michael G. Schaefer, CPSS  
Director of Environmental Sciences

**INLAND WETLANDS & WATERCOURSES COMMISSION**

**TOWN OF BROOKLYN  
CONNECTICUT**

Date \_\_\_\_\_

Application # W \_\_\_\_\_

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

**APPLICATION FOR INLAND WETLANDS PERMIT**

Name of Applicant \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Applicants Interest in the Property \_\_\_\_\_

Property Owner \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

Name of Engineer/Surveyor \_\_\_\_\_

Address \_\_\_\_\_

Contact Person \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

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

Address \_\_\_\_\_

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

Property location/Address \_\_\_\_\_

Map # \_\_\_\_\_ Lot # \_\_\_\_\_ Zone \_\_\_\_\_ Total Acres \_\_\_\_\_ Acres of Wetlands \_\_\_\_\_

Purpose and Description of the Activity \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Wetlands Excavation and Fill:

Fill Proposed \_\_\_\_\_ Cubic Yds \_\_\_\_\_ Sq ft \_\_\_\_\_

Excavation Proposed \_\_\_\_\_ Cubic Yds \_\_\_\_\_ Sq ft \_\_\_\_\_

Location where material will be placed: On Site \_\_\_\_\_ Off Site \_\_\_\_\_

Total Regulated Area altered: Sq ft \_\_\_\_\_ Acres \_\_\_\_\_

Explain any alternatives that were considered \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Mitigation Measures if Required:

Wetlands or watercourses created: Cubic Yds \_\_\_\_\_ Sq ft \_\_\_\_\_ Acres \_\_\_\_\_

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

Is the activity located within the watershed of a water company as defined in CT General Statutes 25-32a?

\_\_\_\_\_

**REQUIREMENTS**

- **Application Fee \$**\_\_\_\_\_ **State Fee (\$60.00)**\_\_\_\_\_
- Completion of DEP Reporting Form
- Compliance with the Inland Wetlands & Watercourses Regulations
- Three (30) copies of all materials required shall be submitted
- Pre application meeting with the Wetlands Agent is recommended to examine the scope of the activity
- Site Plan showing location of the wetlands (Commission may require a soil scientist to identify the wetlands), existing and proposed conditions
- Compliance with the 2002 Erosion & Sedimentation Control Manual
- If the proposed activity is deemed to be a "significant impact activity" a Public Hearing is required along with the following information:
  - Names and addresses of abutting property owners
  - Additional Information as contained in Article 6.17

Other applications if required:

Application to State of Connecticut DEP  
 Inland Water Resources Division  
 79 Elm St.  
 Hartford, Ct. 06106 1-860-424-3019

Department of the Army  
 Corps of Engineers  
 696 Virginia Road  
 Concord, Ma. 01742 1-860-343-4789

The owner and applicant hereby grant the Brooklyn Inland Wetlands and Watercourses Commission, the Board of Selectman, Authorized Agents of the Inland Wetlands and Watercourses 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 Inland Wetlands and Watercourses Regulations of the Town of Brooklyn.

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

Owner: \_\_\_\_\_ Date \_\_\_\_\_

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

## **STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

Pursuant to section 22a-39(m) of the General Statutes of Connecticut and section 22a-39-14 of the Regulations of Connecticut State Agencies, inland wetlands agencies must complete the Statewide Inland Wetlands & Watercourses Activity Reporting Form for each action taken by such agency.

This form may be made part of a municipality's inland wetlands application package. If the municipality chooses to do this, it is recommended that a copy of the Town and Quadrangle Index of Connecticut and a copy of the municipality's subregional drainage basin map be included in the package as well.

Please remember, the inland wetlands agency is responsible for ensuring that the information provided is accurate and that it reflects the final action of the agency. Incomplete or incomprehensible forms will be mailed back to the agency. Instructions for completing the form are located on the following page.

The inland wetlands agency shall mail completed forms for actions taken during a calendar month no later than the 15<sup>th</sup> day of the following month to the Department of Energy and Environmental Protection (DEEP). Do not mail this cover page or the instruction page. **Please mail only the completed yellow reporting form to:**

Wetlands Management Section  
Inland Water Resources Division  
Department of Energy & Environmental Protection  
79 Elm Street, 3<sup>rd</sup> Floor  
Hartford, CT 06106

Questions may be directed to the DEEP's Wetlands Management Section at (860) 424-3019.

**INSTRUCTIONS FOR COMPLETING  
THE STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM**

Use a separate form to report each action taken by the Agency. Complete the form as described below.

PLEASE PRINT CLEARLY

**PART I: To Be Completed By the Inland Wetlands Agency Only**

1. Enter the year and month the Inland Wetlands Agency took the action being reported. If multiple actions were taken regarding the same project or activity then multiple forms need to be completed. Enter ONE year and month per form.
2. Enter ONE code letter to describe the final action or decision taken by the Inland Wetlands Agency. *Do not submit a reporting form for withdrawn applications.* Do not enter multiple code letters (for example: if an enforcement notice was given and subsequent permit issued - two forms for the two separate actions are to be completed).
  - A** = A Permit Granted by the Inland Wetlands Agency (*not including map amendments, see code D below*)
  - B** = Any Permit Denied by the Inland Wetlands Agency
  - C** = A Permit Renewed or Amended by the Inland Wetlands Agency
  - D** = A Map Amendment to the Official Town Wetlands Map - or -  
An Approved/Permitted Wetland or Watercourse Boundary Amendment to a Project Site Map
  - E** = An Enforcement Notice of Violation, Order, Court Injunction, or Court Fines
  - F** = A Jurisdictional Ruling by the Inland Wetlands Agency (i.e.: activities "permitted as of right" or activities considered non-regulated)
  - G** = An Agent Approval pursuant to CGS 22a-42a(c)(2)
  - H** = An Appeal of Agent Approval Pursuant to 22a-42a(c)(2)
3. Check "Yes" if a public hearing was held in regards to the action taken; otherwise check "No".
4. Enter the name of the Inland Wetlands Agency official verifying that the information provided on this form is accurate and that it reflects the FINAL action of the agency.

**PART II: To Be Completed by the Inland Wetlands Agency or the Applicant** - If Part II is completed by the applicant, the applicant must return the form to the Inland Wetlands Agency. The Inland Wetlands Agency must ensure that the information provided is accurate and that it reflects the FINAL action of the Agency.

5. Enter the name of the municipality for which the Inland Wetlands Agency has jurisdiction and in which the action/project/activity is occurring.

Check "Yes" if the action/project/activity crosses municipal boundaries and enter the name(s) of the other municipality(ies) where indicated. Check "No" if it does not cross municipal boundaries.
6. Enter the USGS Quad Map name or number (1 through 115) as found on the Connecticut Town and Quadrangle Index Map (the directory to all USGS Quad Maps) that contains the location of the action/project/activity. See the following website for USGS Quad Map names and numbers:  
[http://ct.gov/deep/lib/deep/gis/resources/Index\\_NamedQuadTown.pdf](http://ct.gov/deep/lib/deep/gis/resources/Index_NamedQuadTown.pdf)

ALSO enter the four-digit identification number of the corresponding Subregional Drainage Basin in which the action/project/activity is located. If the action/project/activity is located in more than one subregional drainage basin, enter the number of the basin in which the majority of the action/project/activity is located. Town subregional drainage basin maps can be found at UConn – CLEAR's website: [http://clear.uconn.edu/data/map\\_set/index.htm](http://clear.uconn.edu/data/map_set/index.htm)
7. Enter the name of the individual applying for, petitioning, or receiving the action.
8. Enter the name and address or location of the action/project/activity. Check if the the action/project/activity is TEMPORARY or PERMANENT in nature. Also provide a brief description of the action/project/activity.

9. **CAREFULLY REVIEW** the list below and enter ONE code letter which best characterizes the action/project/activity. All state agency projects must code "N".

- |  |   |
|--|---|
| <b>A</b> = Residential Improvement by Homeowner                  | <b>I</b> = Storm Water / Flood Control  |
| <b>B</b> = New Residential Development for Single Family Units   | <b>J</b> = Erosion / Sedimentation Control  |
| <b>C</b> = New Residential Development for Multi-Family / Condos | <b>K</b> = Recreation / Boating / Navigation  |
| <b>D</b> = Commercial / Industrial Uses                          | <b>L</b> = Routine Maintenance  |
| <b>E</b> = Municipal Project                                     | <b>M</b> = Map Amendment  |
| <b>F</b> = Utility Company Project                               | <b>N</b> = State Agency Project   |
| <b>G</b> = Agriculture, Forestry or Conservation                 | <b>P</b> = Other (this code includes the approval of<br>concept plans with no-on-the-ground work) |
| <b>H</b> = Wetland Restoration, Enhancement, Creation            |   |

10. Enter between one and four code numbers to best characterize the project or activity being reported. Enter "NA" if this form is being completed for the action of map amendment. You must provide code 12 if the activity is located in an established upland review area (buffer, setback). You must provide code 14 if the activity is located BEYOND the established upland review area (buffer, setback) or NO established upland review area (buffer, setback) exists.

- |  |  |
|--|--|
| <b>1</b> = Filling   | <b>8</b> = Underground Utilities (no other activities)       |
| <b>2</b> = Excavation  | <b>9</b> = Roadway / Driveway Construction                   |
| <b>3</b> = Land Clearing / Grubbing (no other activity)            | <b>10</b> = Drainage Improvements                            |
| <b>4</b> = Stream Channelization                                   | <b>11</b> = Pond, Lake Dredging / Dam Construction           |
| <b>5</b> = Stream Stabilization (includes lakeshore stabilization) | <b>12</b> = Activity in an Established Upland Review<br>Area |
| <b>6</b> = Stream Clearance (removal of debris only)               | <b>14</b> = Activity in Upland                               |
| <b>7</b> = Culverting (not for roadways)                           |  |

**Examples:** Jurisdictional ruling allowing construction of a parking lot in an upland where the municipality *does not* have an established upland review area must use code 14; other possible codes are 2 and 10. Permitted construction of a free standing garage (residential improvement by homeowner) partially in an established upland review area with the remainder in the upland must use code 12 and 14; other possible codes are 1 and 2. Permitted dredging of a pond must use code 11; other possible codes are 12 and 5.

11. Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. For PERMANENT alterations, enter in acres the area of wetland soils or watercourses altered. Include areas that are permanently altered, or are proposed to be, for all agency permits, denials, amendments, and enforcement actions. For those activities that involve filling or dredging of lakes, ponds or similar open water bodies enter the acres filled or dredged under "open water body". For those activities that involve directly altering a linear reach of a brook, river, lakeshore or similar linear watercourse, enter the total linear feet altered under "stream". Remember that these figures represent only the acreage altered not the total acreage of wetlands or watercourses on the site. You MUST provide all information in ACRES (or linear feet as indicated) including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration.

12. Enter in acres the area of upland altered as a result of an ACTIVITY REGULATED BY the inland wetlands agency, or as a result of an AGENT APPROVAL pursuant to 22a-42a(c)(2). Leave blank for TEMPORARY alterations but please indicate action/project/activity is temporary under question #8 on the form. Include areas that are permanently altered, or proposed to be permanently altered, for all agency permits, denials, amendments, and enforcement actions. Inland wetlands agencies may have established an upland review area (also known as a buffer or setback) in which activities are regulated. Agencies may also regulate activities beyond these established areas. You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no alteration. Remember that these figures represent only the upland acreage altered as a result of an activity regulated by the inland wetlands agency, or as a result of an agent approval.

13. Enter the acres that are, or are proposed to be, restored, enhanced or created for all agency permits, denials, amendments, and enforcement actions. NOTE restored or enhanced applies to previously existing wetlands or watercourses. Created applies to a non-wetland or non-watercourse area which is converted into wetlands or watercourses (question #10 must provide 12 and/or 14 as an answer, and question #12 must also be answered). You MUST provide all information in ACRES including those areas less than one acre. To convert from square feet to acres, divide square feet by the number 43,560. Enter zero if there is no restoration, enhancement or creation.

**PART III: To Be Completed By The DEEP** - Please leave this area blank. Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:  
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street – 3<sup>rd</sup> Floor, Hartford, CT 06106*

### PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

- DATE ACTION WAS TAKEN (enter one year and month): Year \_\_\_\_\_ Month \_\_\_\_\_
- ACTION TAKEN (enter one code letter): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? Yes \_\_\_\_\_ No \_\_\_\_\_
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(type name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

- TOWN IN WHICH THE ACTION IS OCCURRING (type name): BROOKLYN  
Does this project cross municipal boundaries (check one)? Yes \_\_\_\_\_ No X  
If Yes, list the other town(s) in which the action is occurring (type name(s)): \_\_\_\_\_
- LOCATION (see directions for website information): USGS Quad Map Name: DANIELSON or Quad Number: 43  
Subregional Drainage Basin Number: 3700
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): LONI DECELLES
- NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 143 SOUTH STREET, BROOKLYN, CT  
Briefly describe the action/project/activity (check and type information): Temporary \_\_\_\_\_ Permanent X  
Description: CONSTRUCTION OF BARN AND HORSE TURNOUT AREA
- ACTIVITY PURPOSE CODE (enter one code letter): G
- ACTIVITY TYPE CODE(S) (enter up to four code numbers): 1, 2, 3, 12
- WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):  
Wetlands: 0.25 acres      Open Water Body: 0 acres      Stream: 0 linear feet
- UPLAND AREA ALTERED (type in acres as indicated): 0.75 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

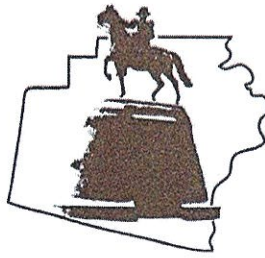
DATE RECEIVED:

### PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



# Brooklyn Land Use Department

69 South Main Street  
Brooklyn CT 06234  
(860) 779-3411 x 31

Inland Wetlands  Zoning Enforcement \_\_\_\_\_ Blight Enforcement \_\_\_\_\_

SITE INSPECTION NUMBER

1 2 3 4 5

143 South St.

9/27/22

Address

Date

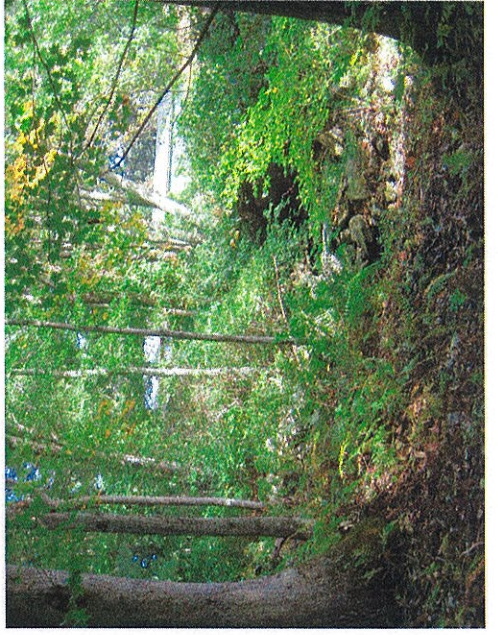
I met Loni Decelles, inspected and took photos for the permit for a new barn and work associated with new fenced areas/grading.

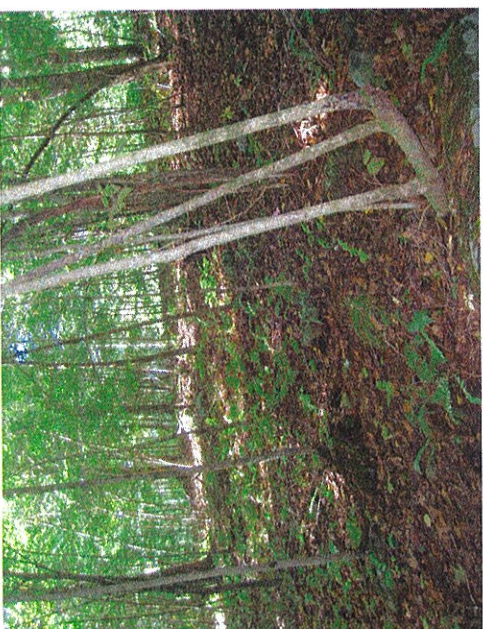
The revised plan appears to address all the concerns raised at the 9/13/22 meeting.

Recommend approval.

Commission Representative M. Washburn

Owner or Authorized Signature \_\_\_\_\_





ZONE: RA	REQUIRED	EXISTING	PROPOSED
AREA	2 ACRES	3.22± ACRES	3.22± ACRES
FRONTAGE	150'	881±	881±
FRONT SETBACK	50'	50.3'	N/A
SIDE SETBACK	40'	N/A	N/A
REAR SETBACK	50'	>500'	160'
ACCESSORY BUILDING SETBACK	25' (SIDE/REAR) 50' (FRONT)	N/A	187± 12' *

\* INDICATES VARIANCE GRANTED

**TEMPORARY VEGETATIVE COVER**

A TEMPORARY SEEDING OF RYE GRASS WILL BE COMPLETED WITHIN 15 DAYS OF THE FORMATION OF STOCKPILES. IF THE SOIL HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS IT SHALL BE LOOSENED TO A DEPTH OF 2 INCHES BEFORE THE FERTILIZER, LIME AND SEED IS APPLIED. 10-10-10 FERTILIZER AT A RATE OF 7.5 POUNDS PER 1000 S.F. LIMESTONE AT A RATE OF 90 LBS. PER 1000 S.F. SHALL BE USED. RYE GRASS APPLIED AT A RATE OF 1 LB. PER 1000 S.F. SHALL PROVIDE THE TEMPORARY VEGETATIVE COVER. STRAW FREE FROM WEEDS AND COARSE MATTER SHALL BE USED AT A RATE OF 70-90 LBS. PER 1000 S.F. AS A TEMPORARY MULCH. APPLY A JUTE NETTING COVER TO SLOPES OF 3:1 OR GREATER SLOPE.

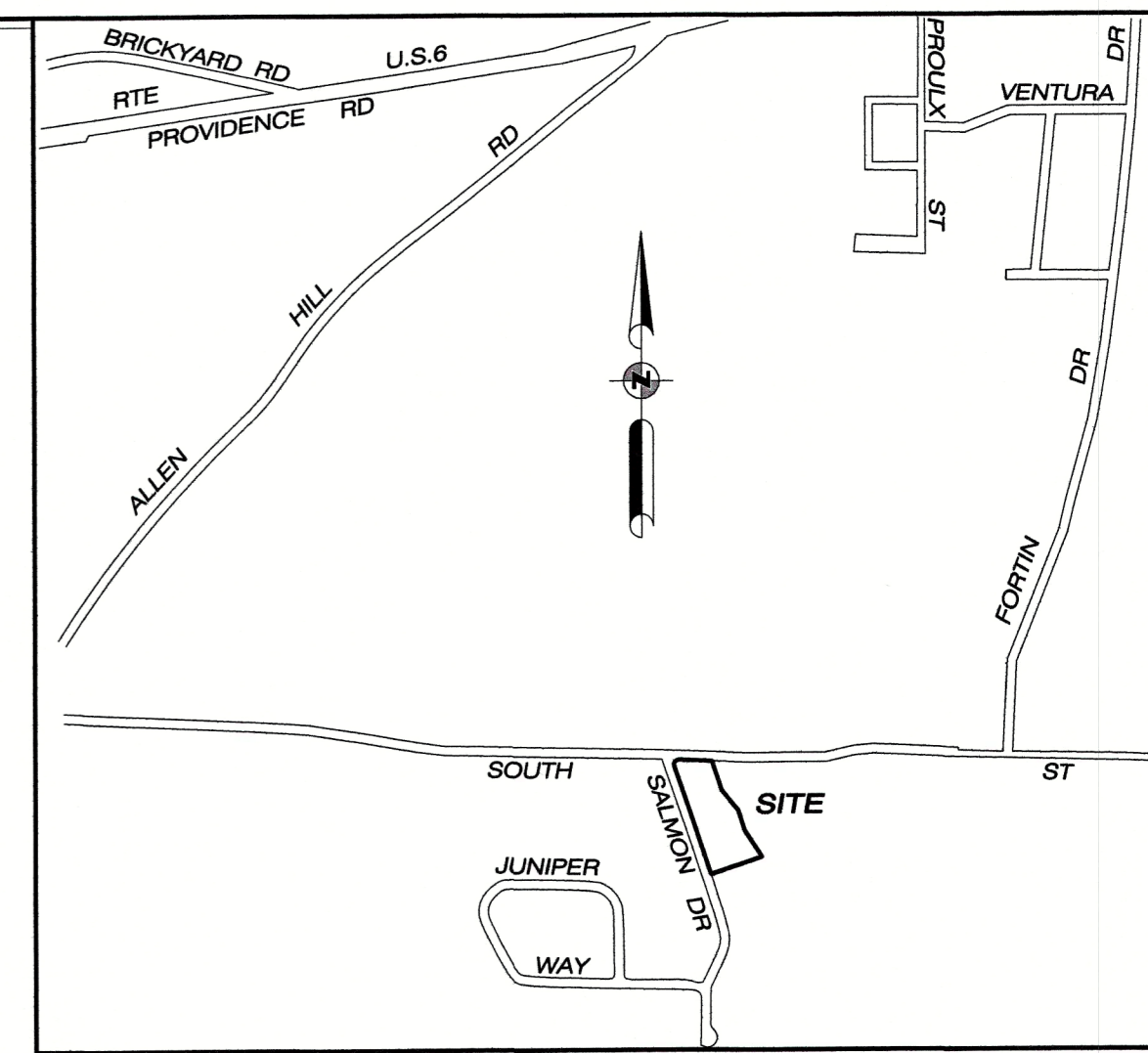
**PERMANENT VEGETATIVE COVER**

TOPSOIL WILL BE REPLACED ONCE THE EXCAVATION AND FILL PLACEMENT HAS BEEN COMPLETED AND THE SLOPES ARE GRADED TO A SLOPE NO GREATER THAN 2 TO 1. PROVIDE SLOPE PROTECTION ON ALL CUT SLOPES. TOPSOIL WILL BE SPREAD AT A MINIMUM COMPACTED DEPTH OF 4 INCHES. ONCE THE TOPSOIL HAS BEEN SPREAD, ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION WILL BE REMOVED AS WELL AS DEBRIS. APPLY AGRICULTURAL GROUND LIMESTONE AT THE RATE OF TWO TONS PER ACRE OR 100 LBS. PER 1000 S.F. APPLY 10-10-10 FERTILIZER OR EQUIVALENT AT A RATE OF 300 LBS. PER ACRE OR 7.5 LBS. PER S.F. WORK LIMESTONE INTO THE SOIL TO A DEPTH OF 4 INCHES. INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS COMPACTED THE SOIL, RETILL COMPACTED AREAS. APPLY THE FOLLOWING GRASS SEED MIX:

SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

THE RECOMMENDED SEEDING DATES ARE: APRIL 1 - JUNE 15 AND AUGUST 30 - OCTOBER 1

FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



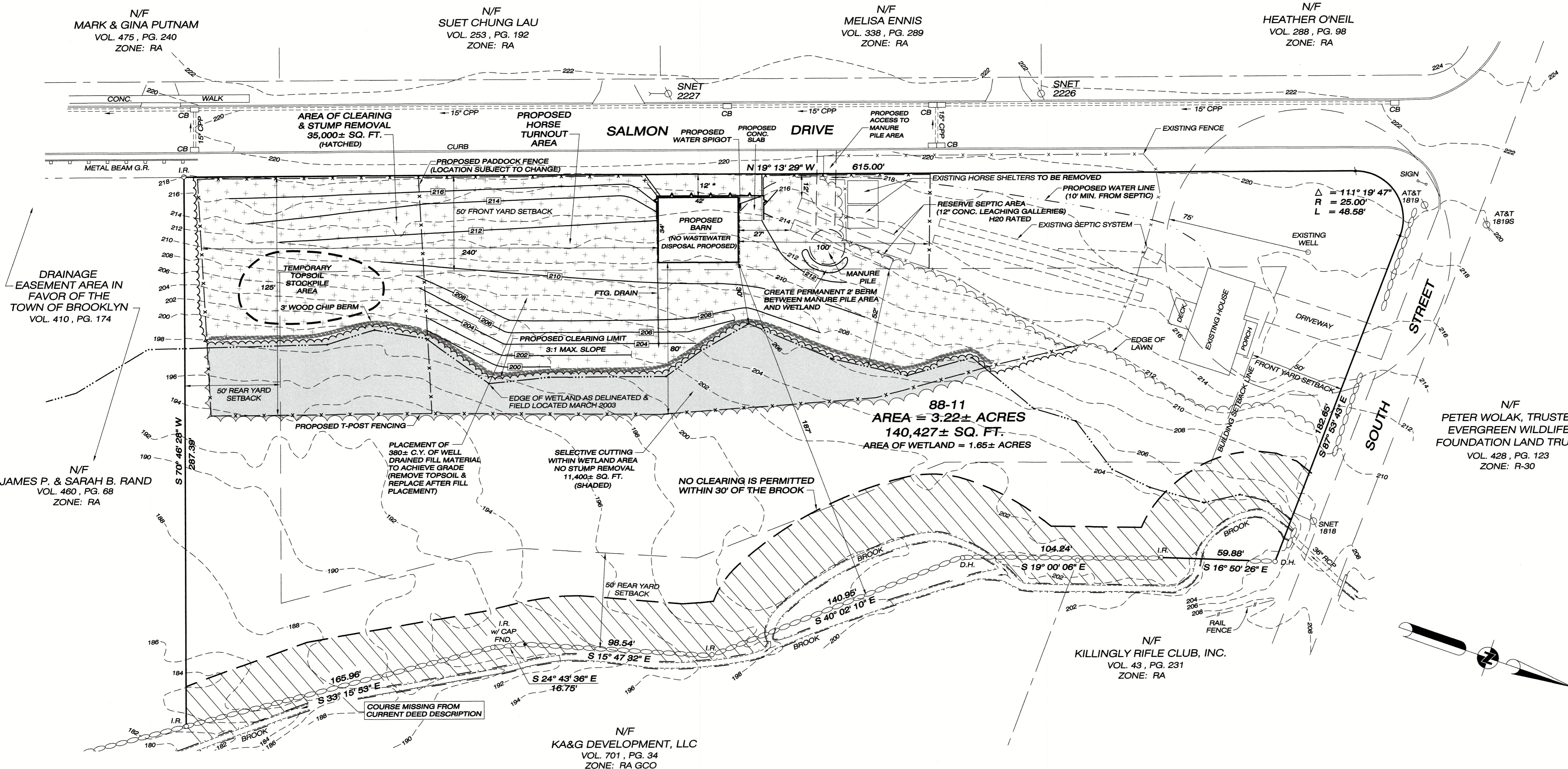
LOCATION MAP 1" = 1000'

**NOTES:**

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A2". TOPOGRAPHIC FEATURES DEPICTED WERE TAKEN FROM NOAA LIDAR DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS "1-D". CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM = APPROX. NAVD88. THE PURPOSE OF THIS MAP AND SURVEY IS FOR USE IN THE PERMITTING PROCESS FOR A PROPOSED BARN.
- REFERENCE MAPS:
  - SUBDIVISION MAP PREPARED FOR DONNA L. SALMON - SOUTH STREET, BROOKLYN, CT. - SCALE: 1"=20' - DATE: MARCH 2003 - SHEET 2 OF 2 - BY: PC SURVEY ASSOCIATES, LLC - REVISED 4/29/03
  - IMPROVEMENT LOCATION SURVEY - AS-BUILT SURVEY OF SALMON DRIVE PREPARED FOR BELMONT HOMES, LLC - SOUTH STREET & SALMON DRIVE, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: SEPT. 2007 - SHEET 1 OF 1 - PC SURVEY ASSOCIATES, LLC
- SUBJECT PROPERTY IS SHOWN AS MAP 40, LOT 88-11 OF THE BROOKLYN ASSESSOR'S RECORDS.
- REFERENCE DEED: VOL. 687, PG. 105 OF THE BROOKLYN LAND RECORDS.
- VARIANCE TO BARN SETBACK REQUIREMENT WAS APPROVED BY THE BROOKLYN ZONING BOARD OF APPEALS ON SEPTEMBER 1, 2022.

**ORDER OF OPERATIONS:**

- CUT TREES AND INSTALL WOODCHIP BERM ALONG EDGE OF WETLAND.
- REMOVE STUMPS AND ROCKS WITHIN AREA INDICATED. STUMPS ARE TO BE REMOVED FROM SITE.
- STRIP TOPSOIL AND STOCKPILE IN AREA INDICATED ON THE PLAN. SEED STOCKPILE WITH TEMPORARY SEED MIX AND SURROUND WITH HAYBALE OR SILT FENCE BARRIER.
- GRADE SITE BY CUTTING AND FILLING USING EXISTING MATERIAL TO ACHIEVE PROPOSED GRADE. ANY ADDITIONAL FILL FROM OFF SITE IS TO CONSIST OF WELL DRAINED GRAVEL MATERIAL.
- BEGIN BARN CONSTRUCTION. INSTALL WATER LINE.
- CREATE PERMANENT EARTHEN BERM ON EAST SIDE OF MANURE PILE AREA AS SHOWN ON THE PLAN.
- UPON COMPLETION OF FILLING, SPREAD STOCKPILED TOPSOIL OVER AREA AND SEED AS OUTLINED ON THE PLAN UNDER PERMANENT VEGETATIVE COVER.
- STABILIZE WITH HAY MULCH AND APPLY JUTE NETTING OR EROSION CONTROL BLANKET ON AREAS OF 3:1 OR GREATER SLOPE.
- INSPECT WOODCHIP BERM PERIODICALLY AND AFTER STORM EVENTS AND REPAIR OR REPLACE AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED HALF THE HEIGHT OF THE BERM.
- NO MATERIAL IS TO BE DEPOSITED WITHIN THE WETLAND AREA.
- SELECTIVE CUTTING OF DEAD AND HAZARDOUS TREES, SMALL TREES (LESS THAN 6" DBH), CERTAIN TREES LOCATED IN AREAS THAT HINDER THE USE OF THE SITE AND BRUSH WITHIN THE WETLAND AREA. NO CLEAR CUTTING. NO STUMPS ARE TO BE REMOVED AND NO HEAVY EQUIPMENT IS TO BE USED WITHIN WETLAND.
- INSTALL FENCING.



**LEGEND**

	STONE WALL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EROSION CONTROL BARRIER

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

*Paul A. Terwilliger*  
PAUL A. TERWILLIGER, L.S., NO. 70155

4/22/2022  
DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.



ZONING LOCATION SURVEY		SURVEYING • MAPPING • PLOT PLANS	
PLAN SHOWING PROPOSED BARN		LAND RECORD RESEARCH	
PREPARED FOR			
<b>LONI A. DECELLES</b>		email: pcsurvey@csnet.net 63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	
143 SOUTH STREET		SHEET NO: 1 OF 1	
BROOKLYN, CONNECTICUT		REVISED: 9/2/2022	
DATE: AUGUST 2022		9/22/2022 - IWVWC COMMENTS	
SCALE: 1" = 30'			
JOB NO: 220XX	F.B. NO: 229	DRAWN BY: P.A.T.	MAP NO:

Version 2



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234  
PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG

August 24, 2022

Loni Decelles  
143 South Street  
Brooklyn, CT 06234

## **B100/APPLICATION**

**SUBJECT: FILE #3002702 -- SOUTH STREET #143, MAP #40, LOT #88-11, BROOKLYN, CT**

Dear Loni Decelles:

On August 16, 2022, this department received an application proposing the construction of a 42' x 34' barn with footing drain and open second floor for hay, to your property.

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

1. There shall be no living quarters constructed in the barn.
2. Maintain a minimum of 10 feet from the existing septic system with the proposed barn.
3. Owner to verify exact location of septic.
4. 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.
5. No interior plumbing in barn, only outside spigot.
6. Horses not to be pastured over septic system 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.

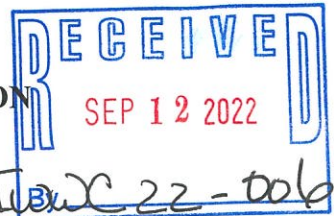
Sincerely,

*Donovan Moe*

Donovan Moe, EHS  
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official

INLAND WETLANDS & WATERCOURSES COMMISSION  
TOWN OF BROOKLYN, CONECTICUT



Date 9/12/22

Application # IBWC 22-006

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT GARY Emond MAILING ADDRESS 14 Hugh Dr Brooklyn

APPLICANT'S INTEREST IN PROPERTY \_\_\_\_\_ PHONE: CELL 860-234-3303 HOME: \_\_\_\_\_

E-MAIL newmillstone@hotmail.com Andy Bowen, representative

PROPERTY OWNER IF DIFFERENT Same PHONE: CELL: \_\_\_\_\_ HOME: \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ EMAIL Ledmond 2747@sbc

global.net

ENGINEER/SURVEYOR (IF ANY) \_\_\_\_\_

ATTORNEY (IF ANY) N/A

PROPERTY LOCATION/ADDRESS) 14 Hugh Dr

MAP# 36 LOT# 31 ZONE R30 TOTAL ACRES 1 ACRES OF WETLANDS ON PROPERTY \_\_\_\_\_

PURPOSE AND DESCRIPTION OF THE ACTIVITY  
After the fact permit for shed.

WETLANDS EXCAVATION AND FILL:  
FILL PROPOSED 0 CUBIC YDS 0 SQ FT 0  
EXCAVATION PROPOSED X CUBIC YDS 12 SQ FT \_\_\_\_\_  
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE ✓ OFF SITE \_\_\_\_\_  
TOTAL REGULATED AREA ALTERED: SQ FT \_\_\_\_\_ ACRES \_\_\_\_\_

Fill to be placed in garden.

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED):  
N/A

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY 0 SQ FT 0 ACRES 0

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? N/A IF YES, WHICH TOWN(S) \_\_\_\_\_

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? NO

THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: Gary Small DATE 9/12/22

OWNER: \_\_\_\_\_ DATE \_\_\_\_\_

**REQUIREMENTS**

STANDARD APPLICATION FEE \$ (\$150) 150<sup>00</sup> STATE FEE (\$60) 60 CHECK# pd cash

NOTICE OF ACTION PUBLICATION FEE \$ 50 CHECK# pd cash

\_\_\_\_\_ PUBLIC HEARING PUBLICATION FEE (\$100) \$ \_\_\_\_\_ (SUBJECT TO CHANGE DEPENDING ON PAPER) CHECK# \_\_\_\_\_

\_\_\_\_\_ SIGNIFICANT ACTIVITY FEE (PUBLIC HEARING) (\$250) \$ \_\_\_\_\_ CHECK # \_\_\_\_\_

\_\_\_\_\_ COMPLETION OF CT DEEP REPORTING FORM

\_\_\_\_\_ ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

\_\_\_\_\_ PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

\_\_\_\_\_ SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS.  
APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

\_\_\_\_\_ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

\_\_\_\_\_ IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- o ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

**ADDITIONAL INFORMATION/ACTION NEEDED:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:  
APPLICATION TO STATE OF CONNECTICUT DEEP

INLAND WATER RESOURCES DIVISION  
79 ELM ST.  
HARTFORD, CT. 06106  
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS  
696 VIRGINIA ROAD  
CONCORD, MA. 01742  
1-860-343-4789



STAFF USE ONLY:

\_\_\_\_\_ DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

\_\_\_\_\_ PERMIT REQUIRED:

\_\_\_\_\_ AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

\_\_\_\_\_ CHAIR, BROOKLYN IWWC

\_\_\_\_\_ WETLANDS OFFICER

\_\_\_\_\_ AUTHORIZED BY IWWC

\_\_\_\_\_ SIGNIFICANT ACTIVITY/PUBLIC HEARING

\_\_\_\_\_ NO PERMIT REQUIRED

\_\_\_\_\_ OUTSIDE OF UPLAND REVIEW AREA

\_\_\_\_\_ NO IMPACT

\_\_\_\_\_ CHAIR, BROOKLYN IWWC

\_\_\_\_\_ WETLANDS OFFICER

\_\_\_\_\_ TIMBER HARVEST



## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): BROOKLYN  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: \_\_\_\_\_ or number: \_\_\_\_\_  
subregional drainage basin number: \_\_\_\_\_
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): GARY Emond
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 14 Hugh Dr Brooklyn CT  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: SHED
- ACTIVITY PURPOSE CODE (see instructions - one code only): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): NIA
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): \_\_\_\_\_ acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234  
PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG



September 08, 2022

Gary Emond  
14 Hugh Drive  
Brooklyn, CT 06234

**B100/APPLICATION**

**SUBJECT: FILE #6000280 -- HUGH DRIVE #14, MAP #36, LOT #31, BROOKLYN, CT**

Dear Gary Emond:

On September 06, 2022, this department received an application proposing the addition of a pre-assembled 32' x 14' garage/shed to your property.

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

1. There shall be no living quarters constructed in the garage/shed.
2. Maintain a minimum of 10 feet from the existing septic system with the proposed garage/shed.
3. Owner to verify exact location of septic.
4. 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*

Donovan Moe, EHS  
Environmental Health Specialist ~ NDDH

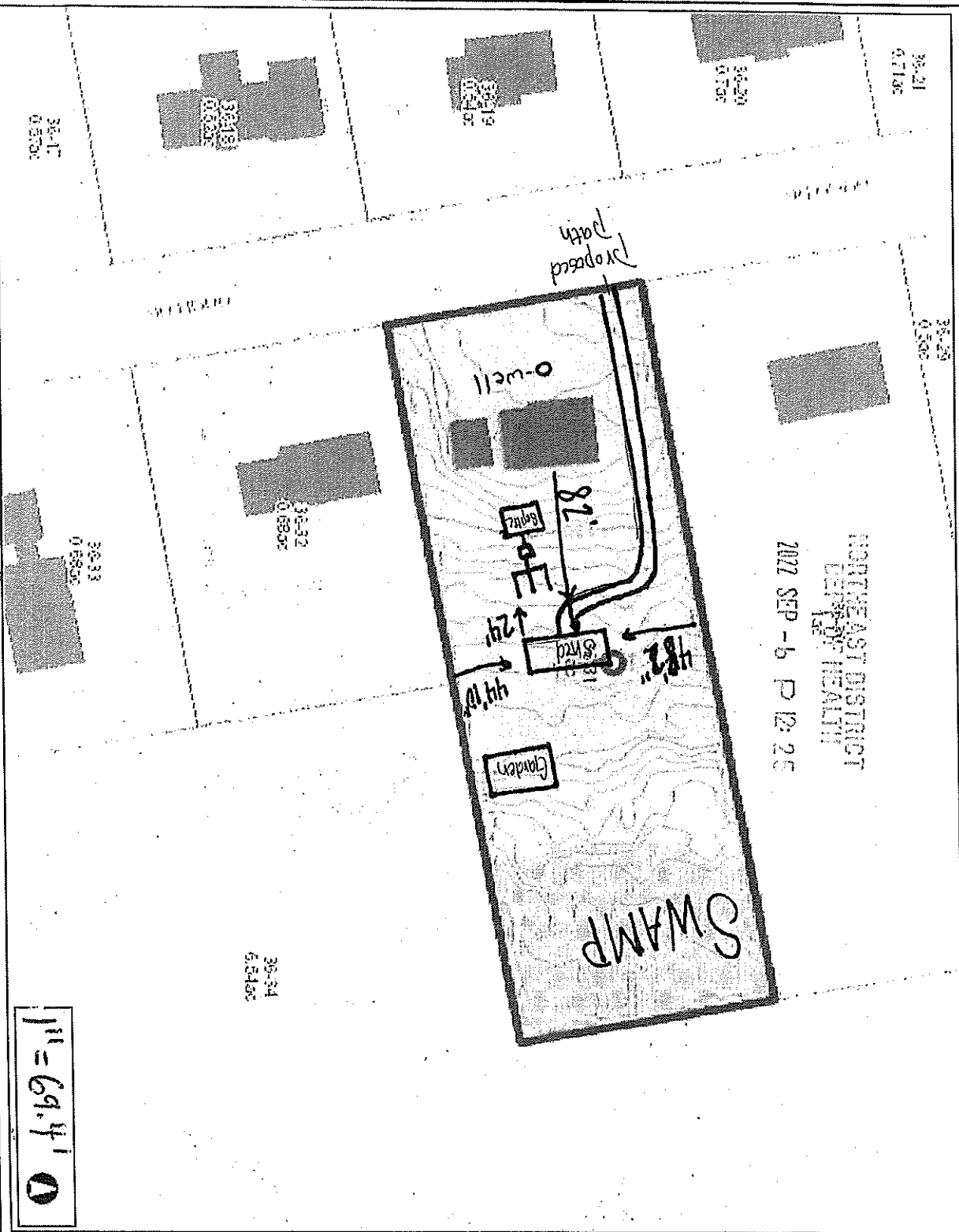
cc: Brooklyn Building Official; Andy Bowen



necog

necog GIS Site

NORTHEAST DISTRICT  
CENTER FOR HEALTH  
2012 SEP - 6 P 12: 25

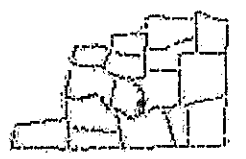


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

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

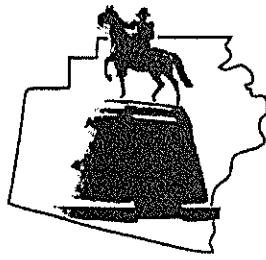
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1" = 69.4'



- Legend
- Town
  - Buildings 2012
  - Parcels

Notes  
14 Hugh Drive



# Brooklyn Land Use Department

69 South Main Street  
Brooklyn CT 06234  
(860) 779-3411 x 31

Inland Wetlands  Zoning Enforcement  Blight Enforcement \_\_\_\_\_

SITE INSPECTION NUMBER

1 2 3 4 5

14 Hugh Dr,  
Address

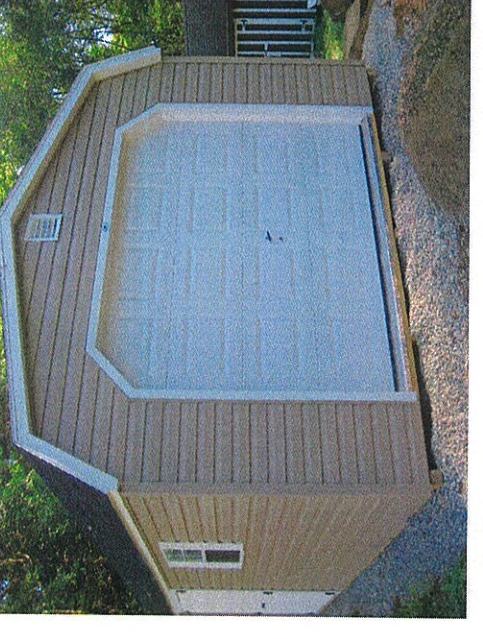
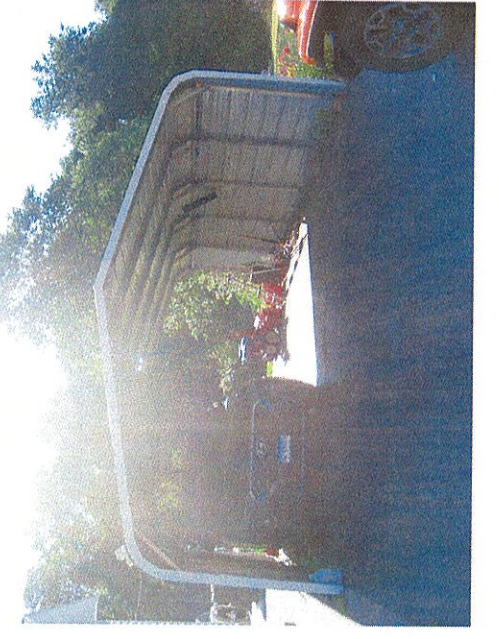
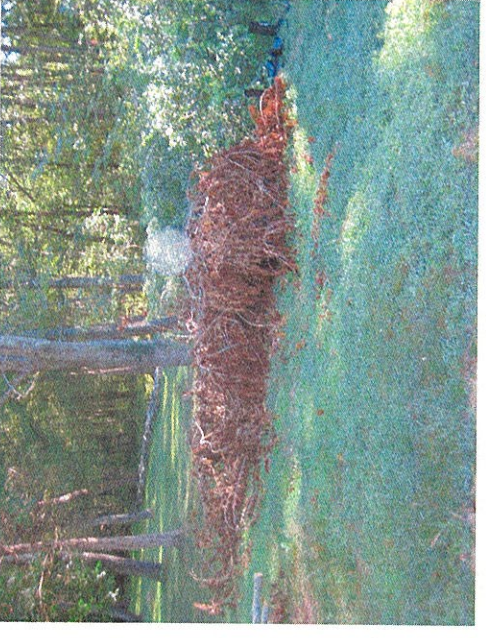
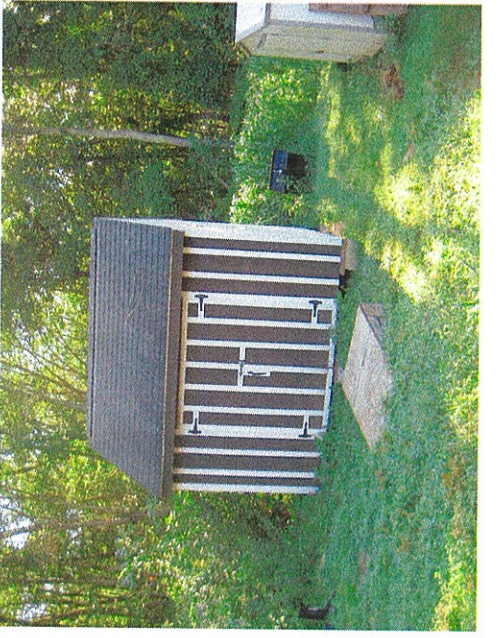
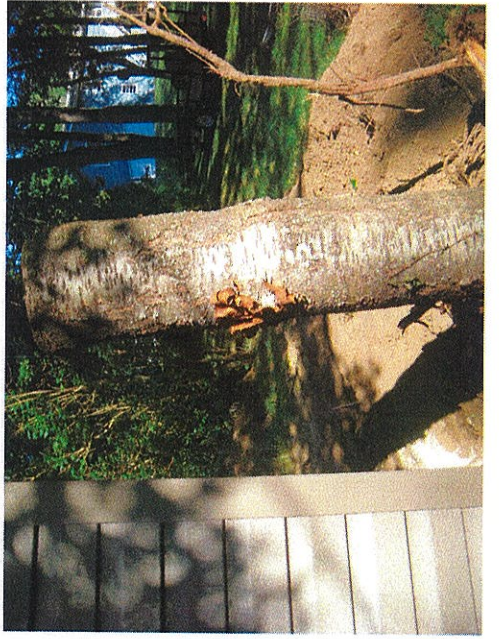
7/27/22  
Date

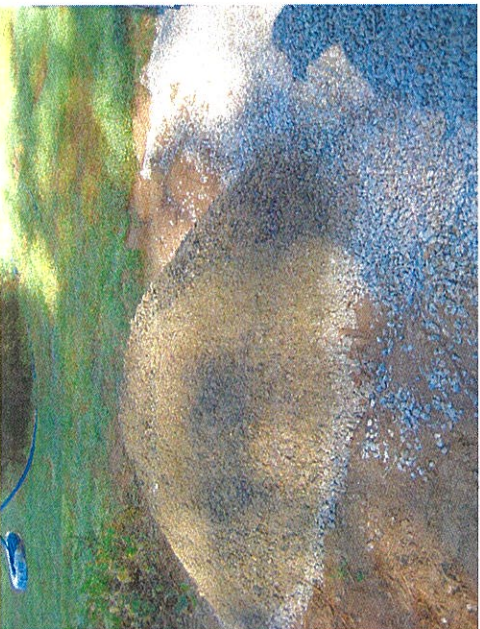
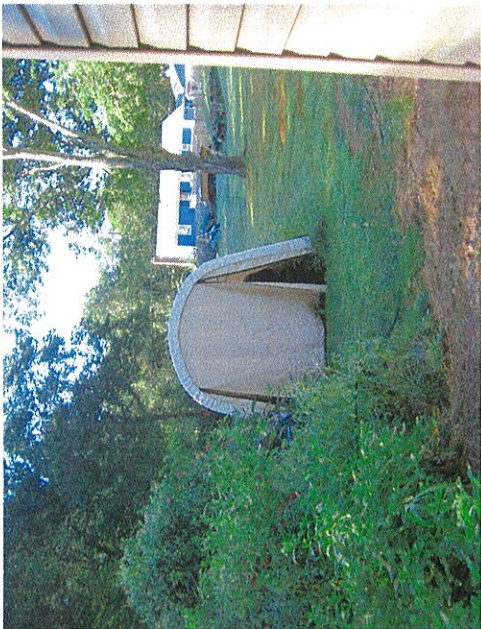
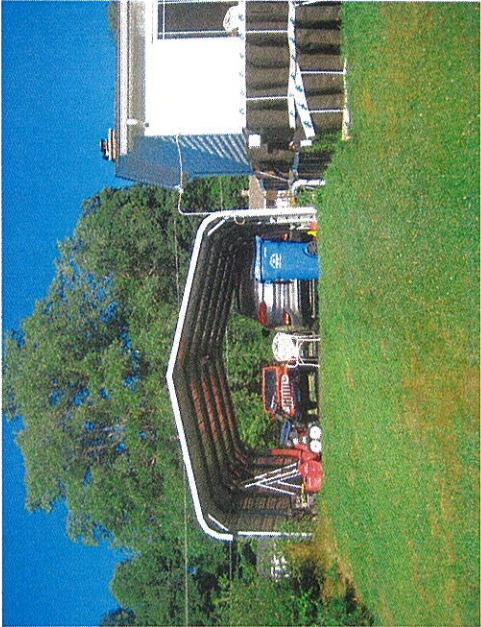
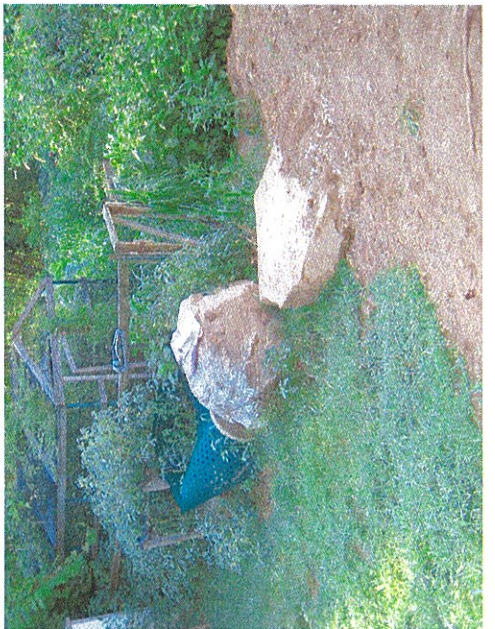
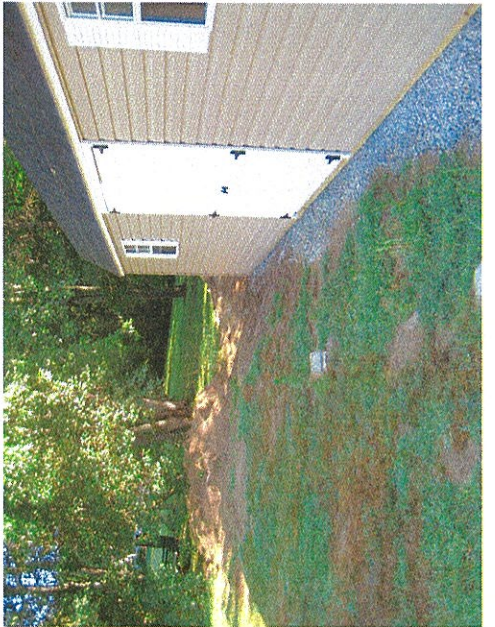
*I inspected and took photos in response to a complaint received regarding a garage built with no permits.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Commission Representative M. Washburn

Owner or Authorized Signature \_\_\_\_\_





INLAND WETLANDS & WATERCOURSES COMMISSION  
TOWN OF BROOKLYN, CONECTICUT



Date 9-27-2022

Application # DR 22-004

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT Courtney Crofts MAILING ADDRESS 129 Creamery Brook Rd. Brookly, CT 06234  
APPLICANT'S INTEREST IN PROPERTY landowner PHONE: CELL 860-617-~~4243~~ 7245 HOME: 860-779-6163  
E-MAIL cjssb129@att.net

PROPERTY OWNER IF DIFFERENT \_\_\_\_\_ PHONE: CELL: \_\_\_\_\_ HOME: \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

ENGINEER/SURVEYOR (IF ANY) \_\_\_\_\_  
ATTORNEY (IF ANY) \_\_\_\_\_

PROPERTY LOCATION/ADDRESS) 129 Creamery Brook Rd.

MAP # 38 LOT # 121-2 ZONE \_\_\_\_\_ TOTAL ACRES \_\_\_\_\_ ACRES OF WETLANDS ON PROPERTY \_\_\_\_\_

PURPOSE AND DESCRIPTION OF THE ACTIVITY  
To build a 12'x18' run in shed for cattle, directly related to agriculture made with galvanized steel and sheet metal secured to the ground with rebar in a post hole filled with cement.

WETLANDS EXCAVATION AND FILL: NA  
FILL PROPOSED \_\_\_\_\_ CUBIC YDS \_\_\_\_\_ SQ FT \_\_\_\_\_  
EXCAVATION PROPOSED \_\_\_\_\_ CUBIC YDS \_\_\_\_\_ SQ FT \_\_\_\_\_  
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE \_\_\_\_\_ OFF SITE \_\_\_\_\_  
TOTAL REGULATED AREA ALTERED: SQ FT \_\_\_\_\_ ACRES \_\_\_\_\_

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED):  
\_\_\_\_\_  
\_\_\_\_\_

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY \_\_\_\_\_ SQ FT \_\_\_\_\_ ACRES \_\_\_\_\_

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? No IF YES, WHICH TOWN(S) \_\_\_\_\_

IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? no



THE OWNER AND APPLICANT HEREBY GRANT THE BROOKLYN IWWC, THE BOARD OF SELECTMAN AND THEIR AUTHORIZED AGENTS PERMISSION TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE OF INSPECTION AND ENFORCEMENT OF THE IWWC REGULATIONS OF THE TOWN OF BROOKLYN. IF THE COMMISSION DETERMINES THAT OUTSIDE REVIEW IS REQUIRED, APPLICANT WILL PAY CONSULTING FEE.

NOTE: DETERMINATION THAT THE INFORMATION PROVIDED IS INACCURATE MAY INVALIDATE THE IWWC DECISION AND RESULT IN ENFORCEMENT ACTION.

APPLICANT: Courtney Crofts DATE 9-27-22

OWNER: Courtney Crofts DATE 9-27-22

**REQUIREMENTS**

STANDARD APPLICATION FEE \$ (\$150) ~~150~~ STATE FEE (\$60) ~~60~~ CHECK # \_\_\_\_\_

✓ NOTICE OF ACTION PUBLICATION FEE \$ ~~50~~ <sup>50.00</sup> CHECK # Cash

PUBLIC HEARING PUBLICATION FEE (\$100) \$ \_\_\_\_\_ (SUBJECT TO CHANGE DEPENDING ON PAPER) CHECK# \_\_\_\_\_

SIGNIFICANT ACTIVITY FEE (PUBLIC HEARING) (\$250) \$ \_\_\_\_\_ CHECK # \_\_\_\_\_

COMPLETION OF CT DEEP REPORTING FORM

ORIGINAL PLUS COPIES OF ALL MATERIALS REQUIRED - NUMBER TO BE DETERMINED BY STAFF

PRE-APPLICATION MEETING WITH THE WETLANDS AGENT IS RECOMMENDED TO EXAMINE THE SCOPE OF THE ACTIVITY

SITE PLAN SHOWING LOCATION OF THE WETLANDS WITH EXISTING AND PROPOSED CONDITIONS. APPLICANT MAY BE REQUIRED TO HAVE A CERTIFIED SOIL SCIENTIST IDENTIFY THE WETLANDS.

COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

IF THE PROPOSED ACTIVITY IS DEEMED TO BE A "SIGNIFICANT IMPACT ACTIVITY" A PUBLIC HEARING IS REQUIRED ALONG WITH THE FOLLOWING INFORMATION:

- o NAMES AND ADDRESSES OF ABUTTING PROPERTY OWNERS
- o ADDITIONAL INFORMATION AS CONTAINED IN IWWC REGULATIONS ARTICLE 7.6

**ADDITIONAL INFORMATION/ACTION NEEDED:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OTHER APPLICATIONS MAY BE REQUIRED. CONTACT THESE AGENCIES FOR FURTHER INFORMATION:  
APPLICATION TO STATE OF CONNECTICUT DEEP

INLAND WATER RESOURCES DIVISION  
79 ELM ST.  
HARTFORD, CT. 06106  
1-860-424-3019

DEPARTMENT OF THE ARMY CORPS OF ENGINEERS  
696 VIRGINIA ROAD  
CONCORD, MA. 01742  
1-860-343-4789

STAFF USE ONLY:

DECLARATORY RULING: AS OF RIGHT & NON-REGULATED USES (SEE IWWC REGULATIONS SECTION 4)

PERMIT REQUIRED:

AUTHORIZED BY STAFF/CHAIR (NO ACTIVITY IN WETLANDS/WATERCOURSE AND MINIMAL IMPACT)

\_\_\_\_\_  
CHAIR, BROOKLYN IWWC

\_\_\_\_\_  
WETLANDS OFFICER

AUTHORIZED BY IWWC

\_\_\_\_\_  
SIGNIFICANT ACTIVITY/PUBLIC HEARING

NO PERMIT REQUIRED

OUTSIDE OF UPLAND REVIEW AREA

NO IMPACT

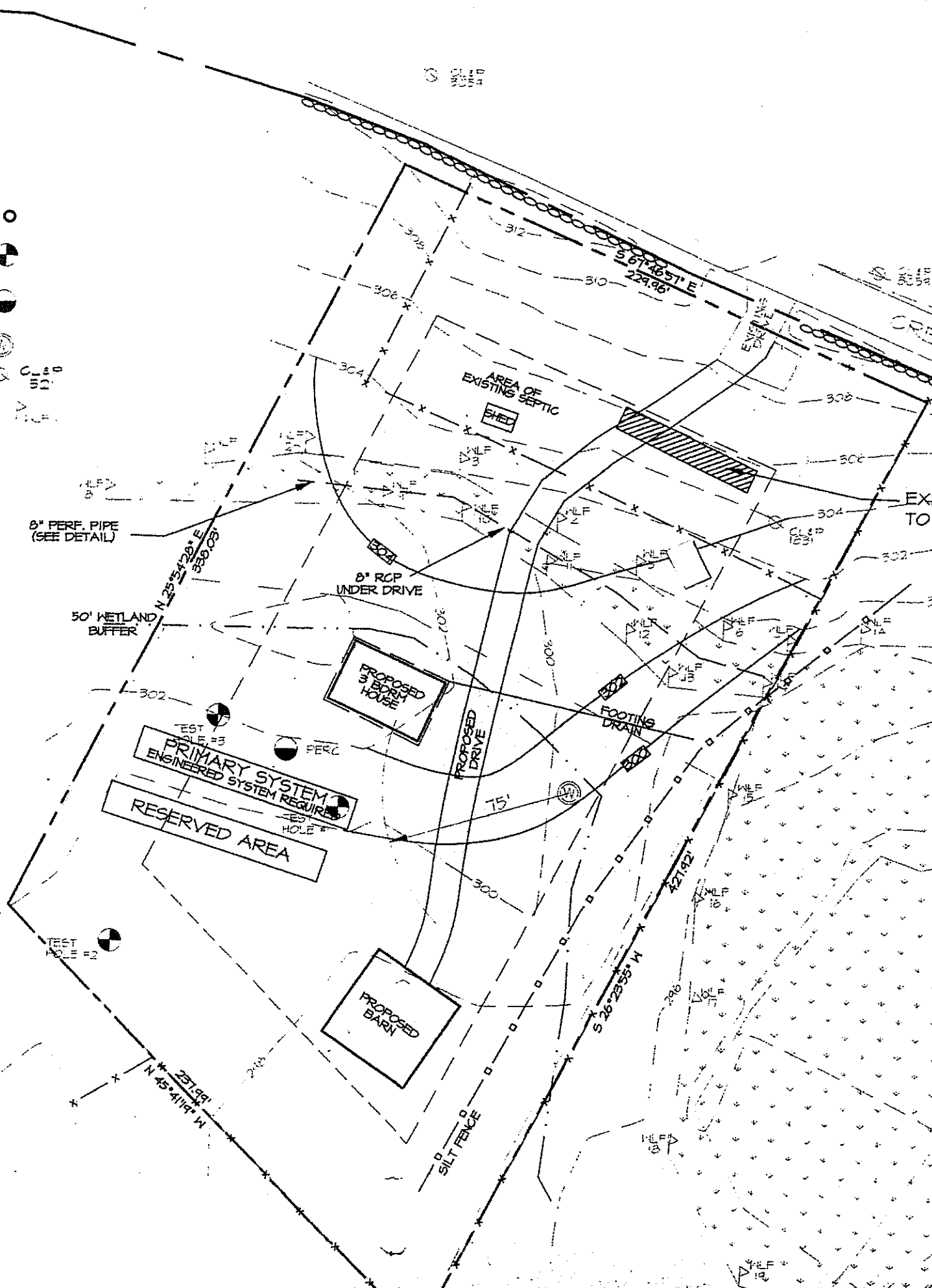
\_\_\_\_\_  
CHAIR, BROOKLYN IWWC

\_\_\_\_\_  
WETLANDS OFFICER

TIMBER HARVEST

- PE
- VE
- DLE
- OLE
- 6 FLAG

4'  
5'



8" PERF. PIPE  
(SEE DETAIL)

50' WETLAND  
BUFFER

PROPOSED  
3 BDRM  
HOUSE

EST  
HOLE #3  
PRIMARY SYSTEM  
ENGINEERED SYSTEM REQUIRED

RESERVED AREA  
EST  
HOLE #2

PROPOSED  
BARN

SILT FENCE

PROPOSED DRIVE

8" RCP  
UNDER DRIVE

FOOTING DRAIN

AREA OF  
EXISTING SEPTIC

SHED

EXI  
TO

M. HALL'S  
N 45° 41' 19" E  
221.92'

S 26° 23' 58" W  
221.92'

N 25° 24' 28" E  
330.03'

S 67° 46' 51" E  
229.96'

EXISTING DRIVE

EXISTING DRIVE

EXISTING DRIVE

EXISTING DRIVE

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## Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

### PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Brooklyn  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: Danielson or number: 43  
subregional drainage basin number: 3700
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Courtney Crofts
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Shed for Cattle, 129 Creamery Brook Road  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Shed for Cattle directly related to agriculture 12' x 18'
- ACTIVITY PURPOSE CODE (see instructions - one code only): G
- ACTIVITY TYPE CODE(S) (see instructions for codes): ~~10~~, 14, \_\_\_\_\_, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.005 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234  
PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG

September 28, 2022

Courtney Crofts (Tanner-Bellows)  
129 Creamery Brook Road  
Brooklyn, CT 06234

## **B100/APPLICATION**

**SUBJECT: FILE #4003719 - CREAMERY BROOK ROAD #129, MAP #32, LOT #121-2, BROOKLYN, CT**

Dear Courtney Crofts (Tanner-Bellows):

On September 27, 2022 this department received an application proposing the addition of a 12' x 18' run-in shed for cattle/agriculture. No plumbing supplied to shed.

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

1. There should be no living quarters constructed in the shed.
2. Maintain a minimum of 10 feet from the existing septic system with the proposed agricultural shed.
3. There shall be no toilet facilities supplied to the building.
4. Owner to verify exact location of septic.
5. 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).

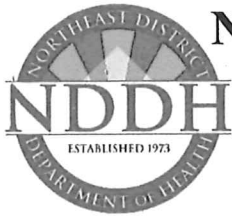
**THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.**

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



# Northeast District Department of Health

69 South Main Street, Unit 4

Brooklyn, CT 06234

Phone - (860) 774-7350 / Fax - (860) 774-1308

[www.nddh.org](http://www.nddh.org)

[email@nddh.org](mailto:email@nddh.org)

NORTHEAST DISTRICT  
DEPT OF HEALTH

2022 SEP 27 P 3:57

## LETTER OF CONSENT

09-20-2022

(DATE)

To Whom It May Concern:

I, Courtney Croft, legal property owner of:

Street: 129 Creamery Brook Road, Town: Brooklyn

Map #: 18-32, Block #: \_\_\_\_\_, Lot #: 121-2, Dev Lot N#: \_\_\_\_\_

As recorded in the Town Assessor's Office, do hereby authorize:

to act as my agent and grant permission to apply for:

1. \_\_\_\_\_ Soil Testing
2. \_\_\_\_\_ Permit to Construct or Repair a Septic System
3. \_\_\_\_\_ Other: \_\_\_\_\_

In evaluating this application, I realize that the Northeast District Department of Health has relied on information provided by the applicant or agent. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, service will be suspended, and any permits issued will be revoked. I understand that a permit to construct is issued to a specific CT Licensed Installer, is the property of the installer, and is not transferable.

The undersigned swears that the information supplied in the completed application is accurate to the best of his/her knowledge and belief.

Courtney Croft  
Signature of Legal Property Owner

9-20-22  
Date

860-779-6163  
Telephone #

\_\_\_\_\_  
Signature of Appointed Agent

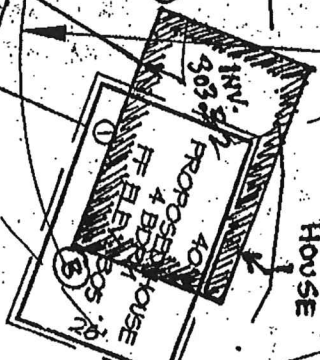
\_\_\_\_\_  
Date

\_\_\_\_\_  
Telephone #



S25°54'28"W  
338.03'

SEPTIC TANK  
INV. IN = 301.89  
INV. OUT = 301.7



CONC. LEACHING GALERIES (FOR EL. = 301.9)

RESERVED AREA

TREE W/ 100' RADIUS  
BM = 300.7

PROPOSED BARN

PROPOSED DRIVE

To creek

S26°23'55"W  
427.92'

TANK TIES  
H.C. A → % 1 = 29.7'  
H.C. B → % 1 = 44.4'  
H.C. A → % 2 = 32.2'  
H.C. B → % 2 = 38.9'

JAMES BELLOW'S  
SEPTIC AS-BUILT

10/21/04

1" = 30'

LEGEND

FILE NO: 04003719

SCANNED



**Northeast District Department of Health**

69 South Main Street, Unit 4

Brooklyn, CT 06234

Phone – (860) 774-7350 / Fax – (860) 774-1308

[www.nddh.org](http://www.nddh.org)

[email@nddh.org](mailto:email@nddh.org)

NORTHEAST DISTRICT  
DEPT OF HEALTH  
2022 SEP 27 12:35 PM

**B100a / Change in Use Application**

To conform to PHC 19-13-B100a – Building Conversions/Changes in Use, Building Additions,  
Garages/Accessory Structures, Swimming Pools, Sewage Disposal Area Preservation

Street #: 129 Street: Creamery Brook Rd. Town: Brooklyn  
 Assessor's Map: 32 Block: \_\_\_\_\_ Lot: 121-2 Dev. Lot: \_\_\_\_\_ Lot Size: 20

Legal Owner: Courtney Crofts (Tanner-Bellows)

Mailing Address: 129 Creamery Brook Rd.

Town: Brooklyn State: CT Zip: 06234

Contact Phone: 860-779-6113 Email Address: cjssb129@att.net

Year Built: 2004 2005 No. of Bedrooms: 4

Description of proposed change/addition: A 12' x 18' run in shed for cattle, directly related to agriculture, made with galvanized steel and sheet metal and secured to the ground with rebar in a post hole filled with concrete. No plumbing.

Agent for Owner: \_\_\_\_\_

Agent's Mailing Address: \_\_\_\_\_

Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Agent's Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\*\*\*\*\*

**PROPERTY OWNER:** By signing above, you certify that the information provided is a true and accurate description of the addition, accessory structure, or pool. No services will be rendered until payment is received. This form may be submitted by email, mail, or fax. In the event of application withdrawal by the applicant, NDDH reserves the right to retain a non-refundable processing fee.

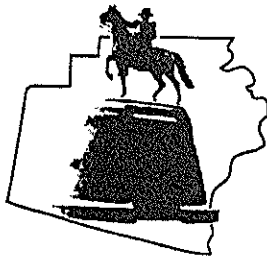
(If working on behalf of owner, please attach signed Letter of Consent)

Courtney Crofts \_\_\_\_\_ 9-20-22 \_\_\_\_\_  
Signature of Legal Property Owner Date

\*\*\*\*\*

**NDDH Use Only** File # 4003719  
 Date: 9/29/22 Fee: 65 Check # 105 CC E-Check Cash Receipt # 1006807





# Brooklyn Land Use Department

69 South Main Street  
Brooklyn CT 06234  
(860) 779-3411 x 31

Inland Wetlands  Zoning Enforcement \_\_\_\_\_ Blight Enforcement \_\_\_\_\_

SITE INSPECTION NUMBER

1 2 3 4 5

129 Creamery Brook Rd.  
Address

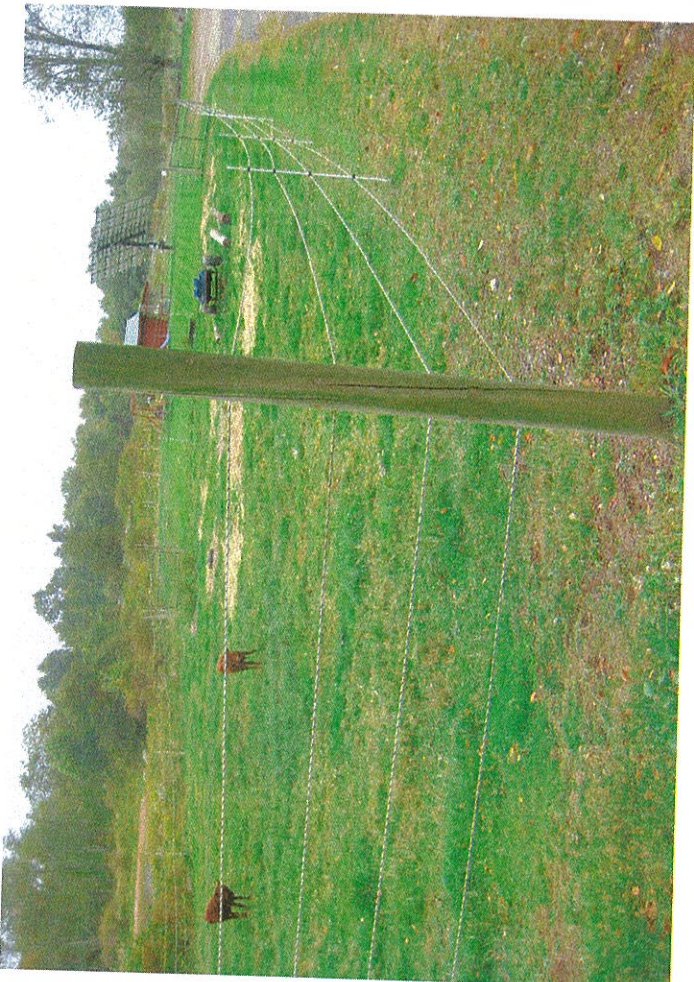
10/4/22  
Date

I inspected and took photos for a  
Declaratory Ruling for a run-in  
shed for cows.

There are no IWWC issues.

Commission Representative M. Washburn

Owner or Authorized Signature \_\_\_\_\_





neccog

Neccog GIS Site



1:9,028



0.3  
0  
0.14  
0.3 Miles

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

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



- Legend**
-  Town
  -  Buildings 2012
  -  Parcels

Notes

Enter Map Description

# TOWN OF BROOKLYN

## Inland Wetlands Budget FY23

Fiscal Year: 2022 - 2023

From Date: 9/1/2022

To Date: 9/30/2022

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4163.51600	Inland Wetlands-Wages-Recording Secretary	\$1,200.00	\$125.00	\$125.00	\$1,075.00	\$0.00	\$1,075.00	89.58%
1005.41.4163.53020	Inland Wetlands-Legal Fees	\$3,500.00	\$146.25	\$146.25	\$3,353.75	\$0.00	\$3,353.75	96.82%
1005.41.4163.53200	Inland Wetlands-Professional Affiliations	\$65.00	\$0.00	\$0.00	\$65.00	\$0.00	\$65.00	100.00%
1005.41.4163.53400	Inland Wetlands-Professional Services	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55400	Inland Wetlands-Advertising & Legal Notices	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4163.55500	Inland Wetlands-Printing & Publications	\$120.00	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	100.00%
<b>Grand Total:</b>		<b>\$5,885.00</b>	<b>\$271.25</b>	<b>\$271.25</b>	<b>\$5,613.75</b>	<b>\$0.00</b>	<b>\$5,613.75</b>	<b>95.39%</b>

End of Report