

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Wednesday, November 2, 2022 6:30 p.m.**

3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE

MEETING LOCATION:	
Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT	
Click link below: https://us06web.zoom.us/j/87925438541	or Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656	
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting October 18, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. Reading of Legal Notices:**
 - b. Continued Public Hearings:**
 - 1. Plan of Conservation and Development Update – Housing Chapter.
 - c. New Public Hearings:**
 - 1. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping.
 - d. Other Unfinished Business:**
 - 1. Plan of Conservation and Development Update – Housing Chapter.
 - 2. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping.
- VII. New Business:**
 - a. Applications:** None.
 - b. Other New Business:** None.
- VIII. Reports of Officers and Committees:**
 - a. Staff Reports
 - b. Budget Update
 - c. Correspondence
 - d. Chairman’s Report
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, October 18, 2022, 6:30 p.m.**

3 WAYS TO ATTEND: IN-PERSON, ONLINE, AND BY PHONE

Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT	
Click link below: https://us06web.zoom.us/j/84765564828	Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656	
Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting	

MINUTES

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

Staff Present: Jana Roberson, Director of Community Development (present in person); Austin Tanner, First Selectman (present via Zoom).

Also Present in Person: Kelsey Juozaitis (Hare). There was one additional person in audience.

Present via Zoom: Sharon Loughlin.

III. Seating of Alternates

There was discussion regarding Alternate Members.

Motion was made by C. Kelleher to seat Brian Simmons as a Regular Member for this meeting (October 18, 2022).

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (7-0-0).

M. Sigfridson suggested that discussion regarding Agenda Item IV. New Business, b. Other New Business, 1. Preliminary Discussion re: 59 North Society Road (formerly Ad Label, Inc.) as potential dog grooming salon with Kelsey Juozaitis (Hare), Owner: Robert Benson & Arlene Baril, take place during the first Public Commentary (Agenda Item V.).

There were no objections.

IV. Adoption of Minutes: Meeting October 5, 2022

Motion was made by C. Kelleher to accept the Minutes of the Regular Meeting of October 5, 2022, as presented.

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (5-0-3). M. Sigfridson, L. Herring and J. Haefele abstained as they had not attended that meeting.

V. Public Commentary

Kelsey Juozaitis (Hare) explained that she would like to have a dog grooming salon at 59 North Society Road (RA Zone) where a label making business had previously been located. She wants to utilize the office space of the former label business for her dog grooming salon (no boarding or daycare).

J. Roberson referred to the Assessor's Field Card (included in packets to Commission Members). It is a small-scale industrial building. She explained that there are zoning permits on file, that it is legally non-conforming and probably pre-existed Zoning. Typical rural driveway, not very visible from the road. It is a vacant industrial site very close to the Canterbury line.

There was discussion regarding that dog grooming is not a permitted use in the Zoning Regulations. A gentleman seated in the audience stated that the building used to be a chicken barn. Ms. Sigfridson commented that the Commission is supportive of a business going in there. Ms. Roberson explained about adaptive re-use of an agricultural building. There was discussion regarding which use a dog groomer would fall under and a craftsperson is a possibility. Ms. Sigfridson commented that there are options.

Ms. Roberson will contact Ms. Juozaitis (Hare) on Thursday.

VI. Unfinished Business:

a. **Reading of Legal Notices:** Read aloud by J. Roberson.

b. **Continued Public Hearings** – None.

c. **New Public Hearings:**

1. Plan of Conservation and Development Update – Housing Chapter.

J. Roberson gave a PowerPoint presentation. She explained about the POCD and that the current Plan (adopted in 2011) had only three pages regarding Housing. This update to the Housing Chapter is more detailed, containing over 30 pages. The goal is to build public support for affordable housing programs and development and an objective is to educate people about housing affordability and build an understanding of the community and social benefits of a more diverse housing profile. She explained about the needs assessment and gap analysis.

Ms. Roberson explained that, if adopted as part of the POCD, the Housing Chapter becomes policy, but it is not regulatory. There are two sets of recommendations: 1) Complying with the Affordable Housing Plan requirement; 2) Naturally Occurring Affordable Housing.

Ms. Roberson reviewed Zoning recommendations that would help promote housing diversity and other aspects of the POCD:

- Minimum lot size of 5 acres for multi-family;
- Special permit for detached accessory dwelling units;
- Mobile Homes/Tiny Homes;
- Areas that are considered sustainable do not permit housing in the Planned Commercial Zone and the Village Center Zone (limited capacity);
- Incentive Housing Zone;
- Density Bonuses for affordable and sustainable housing;

- Pursuing grants and other incentives to encourage renovation of older housing.

There is a lot of emphasis on providing housing for people who experience homelessness.

Ms. Roberson explained how the Statutes provide for amending the POCD. The Board of Selectmen approved the Brooklyn Housing Plan in May. She is not sure whether the requirement of it being endorsed by the legislative body has been met.

There was discussion. Ms. Sigfridson asked about the status of the overall Plan. Ms. Roberson explained that she has met with the Sewer Authority and is working on the sewer update and would like to have a draft for the PZC in the spring. Other topics of discussion included the following: manufactured mobile homes; who is responsible for applying for grants; set-aside development; 8-30g; tiny homes.

M. Sigfridson suggested leaving the public hearing open to give the Commission Members an opportunity to review the Housing Plan.

Motion was made by J. Haeefe to continue the public hearing for the Plan of Conservation and Development Update – Housing Chapter, to the next regular meeting of the Planning and Zoning Commission to be held on November 2, 2022 at 6:30 p.m. at the Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT and via Zoom.

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (8-0-0).

d. Other Unfinished Business:

1. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping. ***Public hearing November 2, 2022.***

VII. New Business:

a. **Applications:** None.

b. **Other New Business:**

1. Preliminary Discussion re: 59 North Society Road (formerly Ad Label, Inc.) as potential dog grooming salon with Kelsey Juozaitis (Hare), Owner: Robert Benson & Arlene Baril. – See Public Commentary above.
2. Preliminary suggested changes to regulations concerning setbacks for accessory structures.

Ms. Roberson explained suggested changes to Sections 2.B, 3.A, 8.A, and Article 19 (copies included in packets to Commission Members). There was discussion. Margaret Washburn requests clarification regarding location of pools. The Commission would like her to draft language for them to review.

J. Roberson will draft new language in the form of a formal proposal for Zoning Regulation change. The Commission would be able to make changes before proceeding with scheduling the public hearing.

VIII. Reports of Officers and Committees

Margaret Washburn's report dated September 29, 2022 was included in packets to Commission Members (this same report was also included in the October 5th packets).

IX. Public Commentary – None.

Ms. Roberson noted that there was correspondence: a referral from the Town of Canterbury regarding a public hearing on amendments to Section 10.3 Accessory Apartments in the Canterbury Zoning Regulations to be held on November 10, 2022.

X. Adjourn

M. Sigfridson adjourned the meeting at 8:25 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on Wednesday November 2, 2022, at 6:30 p.m. via Zoom and in-person at the Brooklyn Middle School Auditorium, 119 Gorman Road Brooklyn, CT on the following:

- **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping.

A copy of this proposal is available for review on the Town of Brooklyn website, Town Clerk's 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 Planner at j.roberson@brooklynct.org or at 69 South Main Street Brooklyn, CT 06234.

Please publish October 19 and October 26



**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date August 31, 2022 Check # 12313 Application #ZRC 22-007
Application Fee: \$250 State Fee: \$60 Publication Fee: ~~\$600~~ 150
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018
Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

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

Section 2. Words and Terms

PARAGRAPH TO CHANGE Subsection 2.B Definitions OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that the Definitions be amended to include terms associated with the use of Glamping. The Definitions seek to explain and limit the definition of Glamping as may be allowed under the Regulations.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION****REQUEST TO CHANGE:****I. Proposed Text Amendment - Glamping**

[This language in [brackets] shall not be included in the Zoning Regulations and is provided simply to offer context and understanding. All other language shall be included in the respective amendments.]

[The following definitions are proposed to be incorporated into Section 2. Words and Terms, Subsection 2.B. Definitions, of the Town of Brooklyn Zoning Regulations.]

Glamping: In general, Glamping is used to describe luxury camping in unique and well-designed lodging structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat/ac, indoor plumbing, or food and beverage service usually not used when camping traditionally.

Glamping Site: A site or small unit of land not less than 1,250 square feet that consists of one (1) to three (3) Glamping Units. Glamping Sites must be associated with and within an approved Glamp-ground.

Glamping Unit: A lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to, safari tents, yurts, teepees, hard-sided structures, small cabins, and other similar structures. Such Glamping Units must be part of the Glamp-ground operation and located on approved Glamping Sites. Glamping Units, like hotels, are not included in the definition of a dwelling, as defined in these Regulations.

Glamp-grounds: An area or facility consisting of two or more Glamping Units, with customary and incidental accessory uses.

Glamp-grounds, Accessory Uses: Customary and incidental uses to Glamp-grounds include, but are not limited to, food and beverage service, events, retreats, classes, passive and active recreation and related facilities, bath houses, maintenance facilities, and staff accommodations.



**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date August 31, 2022 Check # 12813 Application #ZRC 22-007
Application Fee: \$250 State Fee: \$60 Publication Fee: \$600/50
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018
Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

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

Section 3.C. RA Residential-Agricultural Zone,
Subsection 3.C.2.4
PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that Glamp-grounds and Glamping be included in the Table of Uses to be allowed by Special Permit (PZC)

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

[Section 3.C. RA Residential-Agricultural Zone, Subsection 3.C.2.4. shall be amended to establish the use by including the following in the table of uses:]

7. Glamp-grounds and Glamping	Special Permit (PZC)
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**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date August 31, 2022 Check # 12313 Application #ZRC 22-007
Application Fee: \$250 State Fee: \$60 Publication Fee: ~~\$600~~ 150
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018
Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

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

Section 6. Use-Related
PARAGRAPH TO CHANGE Provisions OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that a Regulation be added defining standards for Glamp-grounds and Glamping as uses in the RA Zone.

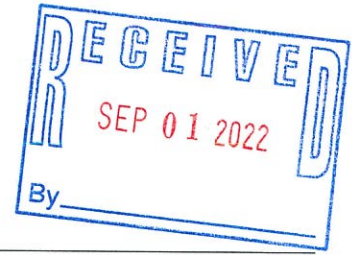
Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

[Amend Section 6. Use-Related Provisions to include a new subsection as follows:]

6.T. Glamping
6.T.1 Purposes
The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.
6.T.2 Standards
<ol style="list-style-type: none">1. The minimum lot size for a Glamp-ground is 125 acres.2. The Glamp-ground parcel shall have 400 feet of street frontage3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility.4. No Glamping Site/Unit or Glamping related building shall be within 200 feet of a property line.5. The density of Glamping Sites shall be one site per suitable acre. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse.6. Glamping Sites shall be designed at a minimum of 1,250 square feet and Glamping Sites designed to accommodate two or three Glamping Units shall have an additional 250 square feet for each additional unit. No more than 50% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons.7. Glamping Units shall not exceed 18 feet in height, including the raised permanent platform.8. All Glamping Units, at a minimum, shall be designed for three-season use and shall made of high-quality durable materials.9. All Glamping Units shall be installed on raised permanent platforms no less than 6 inches off the ground. Any Glamping Unit that is manufactured on wheels shall be installed on the raised platforms with the wheels removed.10. Glamp-grounds shall provide menu-style restaurant food service, including a commercial kitchen.11. The primary access driveway to the Glamp-ground shall be 22 feet wide for the first 100 feet to provide adequate turning for emergency vehicle access. Internal drives shall be a minimum 12 feet wide.12. Occupancy for Glamping Units shall be transient, and no Glamping Unit shall be rented to the same guest for more than 14-consecutive nights or a total of 60-nights in a 12-month period.13. Up to five structures may be provided for Glamp-ground staff accommodations on-site.14. Sufficient solid waste facilities shall be provided. All such solid waste facilities shall be screened and secured from wildlife access.15. Maximum occupancy for the Glamp-ground shall be a total 250 persons including both lodging and event guests.16. The parking requirements for a Glamp-ground shall total of 1.75 parking spaces per Glamping Unit. Parking shall be provided in designated areas within 500 feet of Glamping Sites. A minimum of five (5) parking spaces shall be provided at lobby/check-in facility.17. All lighting shall be dark sky compliant.

18. As part of food and beverage service, the service of alcohol is permitted in accordance with permitting and service requirements of the Connecticut Department of Consumer Protection, Liquor Control Division.
19. As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar building) of proposed building, including the identification of texture, color, and type of building materials to be used.
20. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D) shall locate each Glamping Site, noting the size of the Site in square feet, the number of Glamping Units on each Site, and total occupancy for each site. In addition, the height of each Glamping Unit shall be provided on the plans.
21. The design of the Glamp-ground facilities shall comply with ADA requirements.
22. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).
23. Wastewater systems shall comply with the Connecticut Public Health Code.
24. Potable Water Systems shall comply with the Connecticut Public Health Code
25. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.

The Little Dipper Farm LLC
499 Wolf Den Road
Brooklyn CT 06234



September 1, 2022

Town of Brooklyn
Planning and Zoning Commission
4 Wolf Den Road
PO Box 356
Brooklyn CT 06234

Re: Request for Change in Zoning Regulations
The Little Dipper Farm LLC

To the Town of Brooklyn Planning and Zoning Commission:

I am the Managing Member of The Little Dipper Farm LLC. The Little Dipper Farm LLC is the owner of parcels in the Town of Brooklyn and supports the application.

I am authorized to sign the acknowledgement and support of the application on behalf of The Little Dipper Farm LLC.

Very truly yours,

Venus Corriveau

Venus Corriveau, Authorized
Managing Member
The Little Dipper Farm LLC



Little Dipper Farm

Proposed Zoning Text Amendment:
Glamp-grounds and Glamping in the RA (Residential- Agricultural) Zone

September 1, 2022

Prepared for:
Little Dipper Farm, LLC

GOMAN+YORK

Prepared by:
Donald J. Poland, PhD, AICP
SVP & Managing Director, Urban Planning & Strategy
Goman + York Property Advisors, LLC
1137 Main Street
East Hartford, CT 06108
dpoland@gomanyork.com
www.gomanyork.com

**Proposed Zoning Text Amendment:
Glamp-ground and Glamping in the RA (Residential-Agricultural) Zone**

Table of Contents

Section	Title	Page
	Cover Letter	2
I.	Proposed Text Amendment – Glamp-grounds and Glamping	4
II.	The Proposed Text Amendment Application Considerations	6
	Statement of Qualification – Expert Witness	9

September 1, 2022

Michelle Sigfridson, Chair
Town of Brooklyn
Planning & Zoning Commission
4 Wolf Den Road
P.O. Box 356
Brooklyn, CT 06234

RE: Little Dipper Farm – Text Amendment

Dear Chairman Sigfridson:

I submit this report as expert testimony for the proposed zoning text amendment application to allow Glampgrounds and Glamping in the RA Zone. The application is aimed at enhancing and diversifying the allowable uses associated with Little Dipper Farm. Tourism, hospitality, and outdoor recreation have been growth industries for decades. While tourism and hospitality suffered during the peak of the pandemic, they are rebounding and anticipated grow at similar rates as pre-pandemic. Outdoor recreation experienced accelerated growth because of the pandemic—we, as a society, are seeking out and engaging in more outdoor activities than ever before. Furthermore, tourism, hospitality, and outdoor recreation are being transformed by social-cultural changes in consumer behaviors. Most notably, the rise of the experiential economy. Today's consumers don't simply seek out products and services, they seek out and want experiences that engage their passions and enthusiasm. It is the experiential economy that has given rise to agritourism and the Little Dipper Farm, as a place "where sustainable farming meets outdoor adventure."

Traditional agricultural, as you are aware, suffered for decades with the shift from the small family farm to the large commercial farm. For most Connecticut farms and communities, this shift was devastating. Today, changes in social-cultural behaviors and perspectives—our growing passions for sustainability, traditional practices, outdoor activities, fresh and local foods, and our want of interactive experiences has unfolded new opportunities in agriculture, tourism, hospitality, and outdoor recreation. The rise of agritourism is the direct result of these changes in our wants, passions, and enthusiasms. Most important, agritourism has carved out a new and economically viable space for small-scale, family owned and operated, sustainable local farms—a great opportunity for rural community to maintain their agricultural heritage while creating economic development.

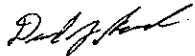
The Little Dipper Farm offers an interactive experience the combines sustainable agriculture with outdoor activity, hospitality, wellness, education, and an escape from everyday life. While agritourism has prospered in Connecticut, most agritourism is focused on the day-tripper—the two or three hours visit to the farm to engage in various activities. The Little Dipper Farm, while embracing the day-tripper, has designed a model of agritourism focused on immersion. Glamping, is an integral component of this agritourism model, allowing guests to immerse themselves in the daily life of farm, to enjoy the passive recreation of walking trails, stargazing, and other activities to fulfill their passions and enthusiasm. Glamping makes this immersion possible, allowing guests to experiencing the joys and wonders of camping in the outdoors and under the stars, while

lodging in the luxurious comforts of custom-built safari tents and similar structures that provide modern comforts.

The Glamp-ground and Glamping use is integral to providing the immersive experience, ensuring vibrancy (or critical mass), and the economic vitality that will assist in sustaining the Little Dipper Farm. However, allowing the Glamp-ground and Glamping use will not only benefit the Little Dipper Farm, the Glamp-ground and Glamping use will benefit the community and the Town of Brooklyn. At nearly 600 acres, the economic prosperity of the Little Dipper Farm will ensure the land remains primarily in agricultural use continuing the tradition of local agriculture. In addition, the Little Dipper Farm, including the Glamp-ground and Glamping use, will provide economic development activity that is consistent with rural-agricultural character of Brooklyn.

This report presents the proposed text amendment and provides an analysis of the text amendment application considerations—the Comprehensive Plan of Zoning and the Plan of Conservation and Development that the Commission must consider when reviewing a text amendment application. I look forward to discussing this report further with you and the Commission, as I will be available at the public hearing(s) to present this report and to answer any questions you or the Commission may have. I thank you for your time and consideration.

Respectfully submitted,



Donald J. Poland, PhD, AICP
SVP/Managing Director, Planning & Strategy

I. Proposed Text Amendment - Glamping

[This language in [brackets] shall not be included in the Zoning Regulations and is provided simply to offer context and understanding. All other language shall be included in the respective amendments.]

[The following definitions are proposed to be incorporated into Section 2. Words and Terms, Subsection 2.B. Definitions, of the Town of Brooklyn Zoning Regulations.]

Glamping: In general, Glamping is used to describe luxury camping in unique and well-designed lodging structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat/ac, indoor plumbing, or food and beverage service usually not used when camping traditionally.

Glamping Site: A site or small unit of land not less than 1,250 square feet that consists of one (1) to three (3) Glamping Units. Glamping Sites must be associated with and within an approved Glamp-ground.

Glamping Unit: A lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to, safari tents, yurts, teepees, hard-sided structures, small cabins, and other similar structures. Such Glamping Units must be part of the Glamp-ground operation and located on approved Glamping Sites. Glamping Units, like hotels, are not included in the definition of a dwelling, as defined in these Regulations.

Glamp-grounds: An area or facility consisting of two or more Glamping Units, with customary and incidental accessory uses.

Glamp-grounds, Accessory Uses: Customary and incidental uses to Glamp-grounds include, but are not limited to, food and beverage service, events, retreats, classes, passive and active recreation and related facilities, bath houses, maintenance facilities, and staff accommodations.

[Section 3.C. RA Residential-Agricultural Zone, Subsection 3.C.2.4. shall be amended to establish the use by including the following in the table of uses:]

7. Glamp-grounds and Glamping	Special Permit (PZC)
-------------------------------	----------------------

[Amend Section 6. Use-Related Provisions to include a new subsection as follows:]

6.T. Glamping**6.T.1 Purposes**

The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.

6.T.2 Standards

1. The minimum lot size for a Glamp-ground is 125 acres.
2. The Glamp-ground parcel shall have 400 feet of street frontage
3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility.
4. No Glamping Site/Unit or Glamping related building shall be within 200 feet of a property line.
5. The density of Glamping Sites shall be one site per suitable acre. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse.
6. Glamping Sites shall be designed at a minimum of 1,250 square feet and Glamping Sites designed to accommodate two or three Glamping Units shall have an additional 250 square feet for each additional unit. No more than 50% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons.
7. Glamping Units shall not exceed 18 feet in height, including the raised permanent platform.
8. All Glamping Units, at a minimum, shall be designed for three-season use and shall be made of high-quality durable materials.
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21. The design of the Glamp-ground facilities shall comply with ADA requirements.
22. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).
23. Wastewater systems shall comply with the Connecticut Public Health Code.
24. Potable Water Systems shall comply with the Connecticut Public Health Code
25. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.

II. The Zoning Text Amendment Application Considerations

The Town of Brooklyn Zoning Regulations, in Section 9.E. Text Amendment Application, subsection 9.E.4. Decision Considerations, states in item 3, In making its decision the Commission shall:

- a. consider whether the text amendment will be in accordance with a comprehensive plan (the overall scheme of the zoning map and these Regulations), and
- b. take into consideration the Plan of Conservation and Development, prepared pursuant to CGS Section 8-23.

The following is a discussion, analysis, and findings related to the proposed text amendment to allow Glamp-grounds and Glamping in the RA Zone with due consideration for the comprehensive plan of zoning and the plan of conservation and development.

Comprehensive Plan of Zoning

In Connecticut, the zoning regulations and zoning map, as a collective document, are recognized as the Comprehensive Plan of Zoning. The Comprehensive Plan of Zoning sets forth the community's future development plan and provides property owners with a *reasonable expectation* for the present and future use of land within the specified zoning districts. This is important to understand when considering an application for zone change (or text amendment) because such changes to a zoning district should be *reasonable in nature* and should not *drastically change the character of the district or area*, nor should the changes be contrary to the *reasonable expectations of property owners*. That said, it is also recognized that communities evolve and change over time, and the Planning and Zoning Commissions must have the ability to accommodate change through amendments to the Comprehensive Plan of Zoning.

Our analysis finds that the proposed zoning text amendment to allow Glamp-grounds and Glamping in RA – Residential-Agricultural is consistent with Brooklyn's Comprehensive Plan of Zoning. The primary reason for this finding is that "the RA Residential-Agricultural Zone is intended primarily for agricultural uses and for low

density residential use” (Zoning Regulations, Sec. 3.C.1. Purpose, p. 44). The RA Zone allows a variety of agricultural, residential, institutional, and other uses—many of which uses are inherently (or could be) of greater density and intensity than the proposed Glamping use. For example, multi-family developments allow approximately 4 dwelling units per acre where there is no public water or sewer, a density and intensity of use that is far greater than the proposed Glamp-ground use at one unit per two acres. In addition, the Glamping use is like residential uses, as the Glamping Sites/Units provide shelter, accommodations, and domestic activities—as do residential dwellings. Furthermore, in the context of the Little Dipper Farm and agritourism, the symbiotic relationship between the Glamping and the immersive experience of the farm, makes the Glamping use consistent with the agricultural aim of the RA Zone. Therefore, it is my professional opinion, the proposed application for a text amendment to allow Glamp-grounds and Glamping in the RA zone meets the intent and purpose of the RA Zone and requirements for approving a zone change (text amendment) application. Based on the review and findings, *I find that the proposed zoning text amendment application is consistent with the Comprehensive Plan of Zoning.*

Plan of Conservation and Development

When considering a zoning text amendment application, in addition to reviewing the application for consistency with the Comprehensive Plan of Zoning, the Commission must also consider the Plan of Conservation and Development (POCD). The POCD is a policy document that is advisory, and the Planning and Zoning Commission is not *bound to the policies and recommendations of the Plan*. However, the Commission should *review and consider* the recommendations and policies contained within the POCD that relate to the zone change (text amendment) and how the proposed change relates (or not) to the POCD.

The POCD, first and foremost, is a land use plan. That means the primary objective of the POCD is to plan for the spatial organization, density, and intensity of existing and future land use. In doing this, the POCD considers the demographic, social, economic, and environmental characteristics of the community to inform the land use policies. Planning for the future land use allows the community to further plan for the secondary objective of the POCD, planning for the public infrastructure and community facilities needed to support future land uses.

This understanding of the POCD, as a land use plan and public infrastructure plan, reveals the big picture nature of the POCD and exposes the limits of the POCD to conceptualize the specifics and nuances of any given development or zone change application. Unfortunately, the big picture nature of the POCD also makes it easy to cherry-pick specific POCD policies and recommendations that are either consistent or inconsistent with a specific application. Therefore, when reviewing a specific land use application against the POCD, I typically seek to frame the review with two general questions. First, did the POCD planning process and/or does the POCD as adopted conceptualize this kind of development in this general area of the community? Second, does the application and development generally forward the goals and objectives of the Plan?

Based on my review of the Town of Brooklyn 2011 Plan of Conservation and Development, the RA Zone, and the location where the applicant intends to utilize the proposed amendment for a Glamp-ground and Glamping use, it is evident the POCD did not conceptualize such as use in any locations. That said, it is my professional opinion that the proposed text amendment is consistent with the general objectives and policies of the Plan of Conservation and Development. While the POCD did not conceptualize this specific use or the location, the review of the POCD did not reveal any direct conflicts with the thematic areas of consideration or the policy recommendations of the POCD. In fact, the review revealed the proposed text amendment is consistent with the

general sentiment of the POCD and specific objectives and recommendations. For example, the following are statements from POCD that related to the efforts of the Little Dipper Farm and the text amendment to allow the Glamp-grounds and Glamping use:

- A vibrant, viable agricultural industry is needed to maintain Brooklyn’s farming heritage... (p. 8)
- Promote economic and environmental sustainability of agriculture... (p. 18)
- Identify future innovative opportunities for farming additional lands... (p. 19)
- Brooklyn Residents rate Tourism/Heritage businesses as important (27.6%) and very important (30.0%) (p. 8-14 Resident Survey).
- Generate maximum growth of the Grand List (p. 22).

Therefore, I *find that the proposed text amendment forwards the sentiment and objectives of the Brooklyn Plan of Conservation and Development.*

Statement of Qualifications – Expert Witness

Donald J. Poland, PhD, AICP: I am an urban geographer and professional planner with over twenty-seven years' experience in land use planning, community and economic development, and market and development feasibility. I have worked in public, private, non-profit, and academic sectors as a municipal planning director, zoning enforcement official, planning consultant, executive director/CEO, and as a university lecturer and visiting professor in human geography, urban planning, urban studies, and tourism.

I earned my PhD in the Department of Geography, *Cities and Urbanization* program at UCL, London, England. My doctoral dissertation explored the remaking of urban space through the utilization of urban-ecological theory and metaphors to better understand how places change. I also earned a Master of Science in Geography, concentrating in planning, from Central Connecticut State University (CCSU) and a Bachelor of Arts degree, majoring in both Psychology and Geography, from CCSU.

As a planning professional, I am a member of the American Institute of Certified Planners (AICP) and was a Certified Zoning Enforcement Official (CZEO). I have been accepted as an *expert witness* in the areas of *land use planning, neighborhood redevelopment, and community development* in the United States District Court, Eastern District of Louisiana. I have also been accepted as an expert witness in the Circuit Court of St. Louis County, State of Missouri. Over the course of my career, I have held the positions of Zoning Enforcement Official for the Town of East Hartford (1996-1998), Director of Planning and Development for the Town of East Windsor (2000-2004), and Executive Director/CEO for the Neighborhoods of Hartford, Inc. (2004-2008).

Since 2008, I have operated a boutique planning consulting practice and have worked on assignments in 19 states and approximately 150 local and regional jurisdictions. This work includes post-Katrina planning, zoning, and redevelopment strategies in St. Bernard Parish, Louisiana; an HUD NSP-2 application and reinvestment strategy for Venango County, Pennsylvania; zoning regulation modernization and updates as part of the 2016 Comprehensive Plan for Canton, Ohio, Canton, Ohio; a downtown economic investment strategy for Oswego, New York, and countless municipal planning and zoning assignments in Connecticut. In addition, I have also represented dozens of real estate developers before public agencies for commercial, residential, industrial, and mixed-use development projects—including market research, financial feasibility, project viability, and municipal fiscal impact analysis.

I am a Past-President of the Connecticut Chapter of the American Planning Association (CCAPA) and Past Chairman of the CCAPA Government Relations Committee. I have also served on APA's Chapter Presidents Council, the Executive Committee for the CT Association of Zoning Enforcement Officials, the Board of Trustees for the CT Trust for Historic Preservation, the Board of Trustees for the Bushnell Park Foundation, and was a public member of the State Board of Examiners for Professional Engineers and Land Surveyors. In addition, I have assisted the CT General Assembly's Planning and Development Committee with bill screening and drafting legislation. I also participated in the creation of the American Planning Association's development of a *smart growth policy guide* and was a member of the National Delegates Assembly (for the *Smart Growth Policy Guide*).

As an academic, I have taught over a dozen courses in human geography, urban planning, and tourism at Saint Joseph University, Manchester Community College, Central Connecticut State University, the University of Connecticut, Sacred Heart University, and Trinity College. I held the position of *Visiting Lecturer in Public Policy, Graduate Studies Program* at Trinity College, Hartford, CT and *Associate Professor, Tourism and Hospitality*, at CCSU. I hold the position of *Visiting Associate Professor in Urban Studies, Graduate Studies Program* at Trinity College, Hartford, CT. I was awarded the CT Homebuilders 2003 Outstanding Land Use Official Award and am a 2004 alumnus of the Hartford Business Journal's Forty Under Forty leaders.

Gilly Gordon Hay
260 Herrick Road,
Brooklyn, CT 06234
Sept. 21st, 2022

Town of Brooklyn Planning and Zoning Commission
4 Wolf Den Road
PO Box 356
Brooklyn, CT 06234

Re: Little Dipper Farm

Dear Commission,

Well here we are again, back to the issue of whether Little Dipper Farm can permanently change the zoning in our community for their benefit. The new proposal to create a 'glampground' does not change the original problems. We are a community of wells and septic systems. There is no town water supply or sewage system so what our neighbors do on their property can affect our own.

The application hopes to allow 250 'glampers'. Previously the property held a restaurant open for 3 or 4 days a week. I don't know what their capacity was, but 250 people eating at a restaurant and using the toilet and sink for a few hours around mealtimes is a far cry from 250 people taking showers once a day as well as using toilets and sinks all day long. During times of drought, those with wells can find themselves in the unfortunate position of a dry well. How long would this take when 250 people plus staff are drawing on this supply and what effect will this amount of sewage have on the wetland areas surrounding this site.

Right now, 'glamping' is the 'in' thing, a more prestigious form of camping for the wealthier in society, but is this something that will wear off as just another peculiarity of our time, leaving an empty, disheveled, assemblage of shacks on formally pristine pastures?

This proposal is for the Little Dipper Farm but if approved, what is to stop 'glampgrounds' popping up on other plots of agricultural land in Brooklyn? It might not be your neighbor today but the precedent will be there. I believe we need to quash this proposal while we are able.

Yours,

Gilly Gordon Hay



Jana Roberson

From: ThatKidMajic <thatkidmajicmusic@gmail.com>
Sent: Tuesday, October 25, 2022 11:29 AM
To: Jana Roberson
Subject: Luxury Camping

Good afternoon,

My name is Dante Hernandez and I oppose having acres and acres of land torn up to line the pockets of big business! Newly living in Canterbury, however I had lived in Brooklyn since I was a child, probably about 20 years. Brooklyn is the place I'll always call home, **PLEASE DO NOT DESTROY MORE OF WHAT THE LAST GREEN VALLEY HAS TO OFFER!**

Sincerely, a proud citizen of Eastern Connecticut!

Sent from my iPhone

October 26, 2022

Town Planner

69 South Main Street

Brooklyn, CT 06234

RECEIVED

OCT 27 2022

Dear J. Roberson,

My name is Migdalia Belliveau. I live on Pomfret Road in Brooklyn, CT. **I oppose** the applicant's request to include the wordage of Glamp-ground in the current definition of R/A zoning. I **also oppose** the term glamp-ground in the use of allowing special permit for the Little Dipper.

I have lived in Brooklyn for over 40 years on RTE 169 which is considered protected area but has increased volume of traffic of cars, trucks, and motorcycles. I have seen a decrease in walkers and bicyclist. The local community tends to now use Bush Hill, Spalding Road, Wolf Den and the surrounding roads as a safer place to enjoy their walks in the community. I live near Lapsy's apple orchard which has increase visitors during the harvest season. It's beautiful to see families and others enjoying the orchard. However, I can't help to think what it would look like to live near a place that has "glamping."

The Town of Brooklyn is a place I chose to live and hopefully plan to remain. I believe what the regulations indicated in **CGS Section 8-2, these Regulations are adopted to: a. protect the public health, safety, convenience and property values; b. lessen congestion in the streets; c. secure safety from fire, panic, flood and other dangers; d. promote health and the general welfare; e. provide adequate light and air; f. prevent the overcrowding of land; g. avoid undue concentration of population.**

Many residents that purchase home or built a home believed that premise. Now, it can potentially change by one "company" that wants to change a word to meet their agenda with a stroke of a pen. Expansion on Bush Hill which I hope is a scared place in the Town of Brooklyn is not warranted. This zone change will have to make provision to widen the roads of Bush Hill, Wolf Den and I can bet, Valentine Road and the surrounding roads as "glampers" discover "shortcuts" to access their destination. The water table in that area I suspect will have negative effects on the community that will be living near this "complex" of tents, yurts, cabins, cafeteria and any other buildings they decide to build. The sewerage in that area will definitely need to be monitored. There is a pond/lake which is currently crystal clear, will soon have docks. Which means other activities may be planned that will have ramifications on the habitat and surrounding habitat in the area of that quiet pond/lake which the habitat claims that its theirs. The area on Bush Hill/Wolf Den known now as "Little Dipper" is currently asking for membership to just take a photo or even walk on the land. This is new and concerning as we never had to even pay for such a view. With trails among us the previous owners **NEVER** requested a dime from the local community. Cars would stop to see the deer in the fields, geese ready to welcome the viewers.

The community which Little Dipper plans to support is not correct, it's a big business low investments and tons of money that most of the local residents in that area do not want. Brooklyn's Regulations are adopted to help implement the Plan of Conservation and Development adopted in accordance with

§§ Section 8-23. Which many residents support. These regulations are why many residents purchased homes believing that no such request to change/add glamping would happen. To add a new word "glamp-ground" to meet the needs of one resident is not a good relationship with the surrounding community.

The current definition in Brooklyn for **ACTIVE RECREATION** – "Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at **prescribed places, sites or fields.**" I see no value in changing what Brooklyn currently defines. We have parks, there are nearby camps and farms that welcome residents and visitors. It's my understand that approximately 25 acres has been proposed to be dedicated to the glamping sites which means some of those sites will be permanent and will have electricity. Does that mean that there is a potential for urban development? Will those visitors stay longer than expected? Will these mean underground wires for electricity, cable, etc.? How much of a disturbance will this construction of glamping sites have on the habitat which Brooklyn wants to protect and the property value of nearby homes will be affected? The proposal mentioned a "bathhouse"; will be there in place of each site having its own? How many toilets, sinks, showers, hot tubs, or perhaps a pool(s)? Where will the water come from? Will wells in the local area be disrupted due to underground disturbance? Will this potentially be a RESORT? We have witness Thompson Dam and some homes with no water due to droughts, is this truly a priority in the mist of much concern with climate change? I question how this bath house will be monitored and where the waste will go as it leaches into the ground or the pond/lake which is crystal clear and peaceful and the or surrounding areas. The local farms that may need the support of visitors and the local community is important. Having "glampers" at Little Dipper is not an "immersion" experience on farming. Farms do not have glampers with hot tubs, concerts, noise that can stress animals. Farmers do not disrupt their local neighbors. Visitors can gain the same experience by visiting the Little Dipper Farm and they can provide education to the visitors with no need to house them. The visitors can camp, stay at local hotels that need the business for economic development.

With the **current environment of inflation, stagflation ,crime, and outright lack of respect of rule** **some rude people (visitors and locals included) the town will be putting the burden on one local resident officer. (not many folks are applying to do this sort of work as expressed on the recent news)** That officer can potentially be called by any one in that surrounding residents or a visitor in the area because of over drinking, arguments on site, noise and traffic flow on narrow roads that will become a nuisance to the community on Bush Hill, Wolf Den Valentine and the surrounding roads. (I live on RTE 169, I hear the trucks, motorcyclist and cars. **It's a nuisance!** They will experience that too.) The one resident police can't possibly be able to monitor the "glampers" when that officer is expected to protect the community at large. Will the Little Dipper Farm, be responsible for the widening of the roads? Will the taxes be reduced since **Glamping is in a billion-dollar industry, with many partners?** Will they secure their own security with the supervision of the resident office to ensure that policing is secure and follows the protocols set forth by the State of CT? Will the Little Dipper Farm owners stay in CT and use this industry to move on the next glamping site??? Is there current owner address in Brooklyn or Boston?

So many questions unanswered. **Changing or adding the word glamping to R/A can "reduce the effectiveness, quality or quantity of the existing landscaping,** may have significant change and/or alter drainage patterns. The lights that will be used on the 25 acres and the sidewalks or paths that will require lighting is yet another matter to consider and it must be included in "glamping" and well defined

Little Dipper's definition of Glamping: it's a big business that is being proposed on a special property that was cared for and respected by the previous owners. The community on Bush Hill, RTE 159, Wolf Den, Valentine Road and the surrounding small roads needs to be protected. People purchased and moved into the area because of the peace of walking to the orchard, walking to see the horses, donkey and cows that roamed there. **Please keep the word glamping out of R/A zoning. Please do not revise what many residents want to keep as is.**

Per Brooklyn "DEVELOPMENT RESTRICTION - A restriction which perpetually prohibits further development or use inconsistent with or inimical to the enhancement preservation and protection of a defined area for the benefit of fish, wildlife, plants, or other similar ecosystems or preserves such areas predominantly in their natural scenic or open condition; but which do not involve any significant alteration of development of the restricted area in a manner which is inconsistent or inimical to the preservation and protection of the restricted area.

Glamping is high end camping with heated sites and bathrooms hot tubs and mattresses that if commercial used need to be changed often and that means the local dump will have to be addressed. It does not value the farms by immersion experience of farming; introducing comforts which are not native to outdoor living. It does not help you develop nearly as many useful skills as primitive camping offers which is a valuable educational source particularly for children.

Glamping can create an excessive amount of waste. Rely on single use items, less direct interaction with nature. The running water, climate control, showers and toilets, electricity (underground), dining, not remote as camping, basically a hotel without all of the amenities

Brooklyn has this beautiful OPEN SPACE – "An area of land that is valued for natural processes and wildlife, for agricultural and forest production, for passive recreation, and/or for providing other public benefits" Why change it to include the word "glamping"?

Please concerning the following from PZ manual :

"PASSIVE RECREATION –" Activities that involve activities such as walking, running, hiking, and if specifically designated, bicycling, horseback riding or fishing". Why add the language "glamping"?

"SPECIAL PERMIT - A type of approval authorized by the Connecticut General statutes whereby certain classes or kinds of buildings, structures or uses of land may be permitted by the Planning and Zoning Commission subject to standards set forth in these Regulations and to conditions necessary to protect the public health, safety, convenience and property values." .

33.C.1. PURPOSE RA Residential-Agricultural Zone is intended primarily for agricultural uses and for low density residential uses. I oppose the change.

6.J. SPECIAL EVENTS 6.J.1. PURPOSE This Section of the Regulations is intended to provide a process for allowing and/or managing functions such as banquets, wedding receptions, parties, entertainment, performances and/or similar gatherings which occur while protecting and conserving the neighborhood character, public safety and property values of the surrounding area, and the Town of Brooklyn.

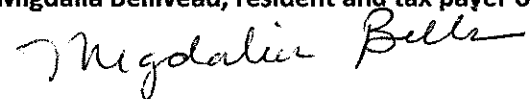
Overall Compatibility Whether the proposed use will serve a community need or convenience and whether the proposed use will have a **detrimental effect on neighboring properties** or the development of the zone.

Adequate Public Utilities and Services Whether the provisions for water supply, sewage disposal, waste management, storm water drainage, and emergency access conform to accepted engineering practices, comply with all standards of the appropriate regulatory authorities, and will not unduly burden the capacity of such facilities.

Nuisance Avoidance Whether the use, configuration, design and/or hours of operation are appropriate in order to control noise, light, odors, parking visibility, unsightly appearance, erosion, water contamination and stormwater runoff on the site and in relation to the surrounding area and whether the proposed activities **will unreasonably impact nearby properties.**

Respectfully Submitted,

Migdalia Belliveau, resident and tax payer of Brooklyn

A handwritten signature in cursive script that reads "Migdalia Belliveau".

TLC Yard Care

October 28, 2022

Dear Neighbor,

First and foremost... **this is not a marketing letter or a political advertisement.**

My name is Mary and I have lived in the Brooklyn area for 11 years. I lived in Brooklyn for the first 7 of those years; I have owned a small, Brooklyn-based business for 8 years; and I have been a part time letter carrier in town for 3.5 years. **I love this community.**

I am writing, at my own expense, to 150 families whose names I took randomly from the list of registered Democrats. I only used that list, because I believe we are at least a little bit like-minded.

While delivering mail, I have been able to observe the new life at what was the Golden Lamb Buttery at the corner of Wolf Den and Bush Hill Roads... one of the most beautiful properties in the Quiet Corner. **Yes, we are all sad the Buttery closed, but it was that family's decision.**

The property is now called Litter Dipper Farm and they have a very cool vision. It is still a farm, but so much more. They recently did a foraging event, identifying edible plants and mushrooms. They did a canning event. They do fox hunts with dogs, with no harm to the fox. They have also held one outdoor community event and private events in the barn. Tonight they are doing an event called "Dark Night Sky" with Astronomer Geoff McLean.

A big part of what they would like to do is called "glamping," and a small group of people in town are against it. Here is the best description I have found for glamping from www.glamping.com: "Glamping is where stunning nature meets modern luxury." It sounds wonderful to me.

I invite you to visit www.littledipperfarm.org and get to know the new owners and their team. They are really good people and they have already made a huge investment in Brooklyn.

When I saw the ad for the upcoming Planning and Zoning meeting, scheduled for next Wednesday, November 2, and saw that it will take place at the Middle School, I knew something was up. And then the ad in this week's Turnpike Buyer, which was written anonymously.

I am asking that you please consider attending this Planning & Zoning meeting on Wednesday night, to simply observe and ask questions. It is not fair for our new friends to be ambushed by a handful of people who are against their vision.

Let's welcome Little Dipper Farm to Brooklyn and see what they have in mind. I think the vision is very cool. I hope you will, too. **PLEASE COME TO THE MEETING.** And please consider sharing this letter with a like-minded friend.

Thank you very much for your time and consideration.

Most Sincerely,


Mary L. Kalencik

P.S. Thank you, again!

PO Box 44, Brooklyn, CT 06234

Phone/Text: (860) 205-7857 • Email: marykalencik@gmail.com • Find us on Facebook



TOWN OF BROOKLYN

Revenue Report

From Date: 7/1/2022

To Date: 10/31/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$7,000.00)	(\$2,864.00)	(\$2,864.00)	(\$4,136.00)	\$0.00	(\$4,136.00)	59.09%
Grand Total:		(\$7,000.00)	(\$2,864.00)	(\$2,864.00)	(\$4,136.00)	\$0.00	(\$4,136.00)	59.09%

End of Report

TOWN OF BROOKLYN

P&Z Budget FY23

From Date: 7/1/2022

To Date: 10/31/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	\$4,200.00	\$1,050.00	\$1,050.00	\$3,150.00	\$3,150.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Services	\$10,000.00	\$263.25	\$263.25	\$9,736.75	\$0.00	\$9,736.75	97.37%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$110.00	\$0.00	\$0.00	\$110.00	\$0.00	\$110.00	100.00%
1005.41.4153.53220	Planning & Zoning-In Service Training	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Professional Services	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55800	Planning & Zoning-Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Grand Total:		\$17,810.00	\$1,313.25	\$1,313.25	\$16,496.75	\$3,150.00	\$13,346.75	74.94%

End of Report