

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS
ENGINEERING / ARCHITECTURAL PLAN & DRAINAGE REPORT REVIEW
PERTAINING TO
PROPOSED MULTI-FAMILY DEVELOPMENT
(ASSESSOR'S MAP 38, LOT 22)
LOUISE BERRY DRIVE
BROOKLYN, CT
(January 25, 2023)

Killingly Engineering Associates (KEA) Plans (16 Sheets - Revision of 8/29/2022)

1. The title of the Site Plan (Sheet 4 of 16) might be better labeled "Final Build-Out Site Plan," or something similar, to indicate what the final site grading is expected to be, since the individual phasing plans only show intermediate grading that will be modified as construction of housing units progress toward the full build-out..
2. On the Site Plan (Sheet 4 of 16) the length of pipe P-14 measures approximately 36'. However, on the Road Profile plan (Sheet 7 of 16) the length of pipe P-14 is listed as 80' in the "Drainage Pipe Schedule" at the top left corner of the plan. This table needs to be corrected. The length of the pipe shown in the profile drawing is correct.
3. In Phase 3 thru 5 plans (Sheets 8 thru 12 of 16), the half-toned drainage system shown between CB-6 and CB-8 shows a pipe connection. This is incorrect and needs to be eliminated as it conflicts with that shown on the Site Plan (Sheet 4 of 16) and may cause confusion.

Architectural Building Plans (dated 7/26/2022)

1. The name and seal certification of the design professional (by law, a State of Connecticut licensed Architect) is missing on the building plans.
2. Plans do not state that the plans created by NTH Design, LLC and submitted for review meet the current Building Code.

Drainage Report (dated July 2022)

1. Reviewed - no comments

KEA's Response to Regional Engineer's Previous September 12, 2022 Comments

Sheet 8 thru 12 of 16 – Phasing Plans

1. No response – remains open.
2. No response – remains open.
3. No response – remains open.

4. No response – remains open.
5. No response – remains open.
6. No response – remains open.
7. No response – remains open.
8. Not required if the title of the Site Plan is changed as noted above.
9. No response – remains open.

Sheet 13 thru 16 of 16 – Detail Sheet 1

10. No response – remains open.
11. No response – remains open.

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

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

ENGINEERING PLAN REVIEW PERTAINING TO PROPOSED 50-UNIT MULTI-FAMILY DEVELOPMENT (ASSESSOR'S MAP 38, LOT 22) LOUISE BERRY DRIVE BROOKLYN, CT (September 12, 2022)

The comments contained herein pertain to my review of plans, consisting of sixteen (16) sheets, entitled "Proposed Multi-Family Condominium Development, Louise Berry Drive, Brooklyn, Connecticut, Prepared for Shane Pollock," prepared by Killingly Engineering Associates (KEA), dated April 23, 2020 with latest revision date of August 29, 2022.

Sheet 8 thru 12 of 16 – Phasing Plans

1. There is no indication when the roadway pavement will be installed in any of the phasing plans.
2. The sidewalk is not shown in any of the phasing plans.
3. Tree planting is not shown in any of the phasing plans.
4. Street lighting is not shown in any of the phasing plans.
5. On-street parking is not shown in any of the phasing plans.
6. Road centerline is not shown in any of the phasing plans.
7. Stockpile areas are not shown in any of the phasing plans.
8. Proposed contour lines shown in Phase Plans 2,3, & 5 are inconsistent with that depicted in the Phase 1 plan.
9. A detailed written description is needed in the plan set describing what is to be constructed in each phase of development (1 thru 5) and also to serve as a guide (checklist) for town staff inspecting and accounting for progress of work completed.

Sheet 13 of 16 – Detail Sheet 1

10. Note 22 under "Development Schedule / Sequence of Operations, it states that the final 1 ½" course of pavement will not be installed until the final structure in the development is completed. This is not satisfactory since it could be years before the final structure is completed and degradation of

the initial and even subsequent 1 ½" courses of pavement is likely to occur. Therefore, the final course of pavement must be applied to protect the initial layer as each phase is completed.

11. Hay bales used in the "Haybale Installation at Catch Basin" and "Pumping Outlet Basin" details are unacceptable. Hay bales are too porous as compared to a silt/compost sock. Replace the hay bales with an appropriate size silt/compost sock for more positive protection against sediment transport.

NOTE: Due to time constraints, the comments contained herein are based upon a partial review of the plans. However, I will continue reviewing the plans and drainage calculations prior to this development being evaluated by the Brooklyn Planning and Zoning Commission.

Syl Pauley, Jr., P.E. (digitally signed)

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

6.E MULTI-FAMILY DEVELOPMENT

6.E.2 LOCATION CRITERIA

6.E.2.1.a. – Sheet one of the plans refers to the zoning as RA. The zone for this parcel is R-30.

6.E.2.1.b. – The parcel has at least 50' of frontage on a public street.

6.E.3 STANDARDS AND CRITERIA

6.E.3.1 – Not applicable

6.E.3.2. – The parcel is at least 5 acres.

6.E.3.3.- The density of the development meets this criterion.

6.E.3.4. – The building units meet this criterion.

6.E.3.5.- Not applicable.

6.E.3.6.-This section requires a minimum unit size. While the square footage of units has not been provided by the applicant, the units appear to meet this this requirement. PLEASE NOTE: 48 units are three-bedroom units. The 2 ADA accessible units are two-bedroom units.

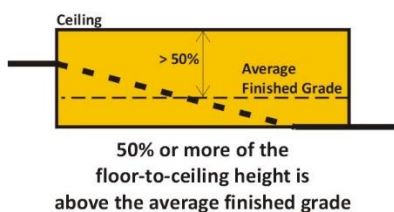
6.E.3.7.- Not applicable.

6.E.3.8.- This section prohibits living quarters below the finished grade of the ground surrounding the structures, nor above the second story. The applicant has not provided the average finished grade surrounding the buildings or by unit. The applicant has not provided first floor elevations for the buildings. It is impossible to determine compliance with this section without this information. This information must be provided by the applicant to determine compliance.

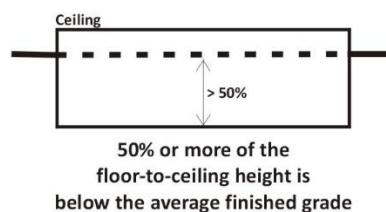
6.E.3.9.- This section sets a maximum height of 35 feet and a maximum of two stories. Forty-eight of fifty units appear to be three stories. The applicant has not provided the average finished grade surrounding the buildings or by unit. The applicant has not provided first floor elevations for the buildings. It is impossible to determine compliance with this section without this information. This information must be provided by the applicant to determine compliance. Our definition of story (below).

STORY - That portion of the building which is between the surface of a floor and the surface of the next floor above or, in the absence of a floor above, the ceiling above. A portion of a building located partially below grade and where 50 percent or more of the floor-to-ceiling height of that portion of the building is below the average finished grade at the walls of the structure shall not be considered a story.

Story



Not A Story



6.E.3.10.- On sheet 4 and other sheets, the dumpster locations may not be located within the front yard setback. They must be moved to a compliant location. The mailboxes are specifically exempt from the setback requirements and may remain in their current location.

6.E.3.11 – The distance between unit 44 and unit 32 appears to be less than 40' and must be corrected.

6.E.3.12 – The building facades meet this criteria.

6.E.3.13 – The architectural style is consistent and harmonious with the neighborhood. Colors and specific materials have not been identified by the applicant.

6.E.3.14 – No specifications have been provided to describe how building clusters will be externally identified. No specifications have been included to describe the lighting of this required signage. This is a requirement at every driveway intersection.

6.E.3.15 – The PZC must consider whether a parking space in front of a garage door can be counted towards the parking requirement, since it is essentially blocking another space. If end-to-end parking is allowed, the number of parking spaces meets the requirement.

6.E.3.16 – Specifications for lighting fixtures have been minimally met. No lighting is proposed on the "site sign".

6.E.3.17 – The requirement of paving driveways has been met.

6.E.3.18 – Not applicable, however the applicant has proposed to paint a cross-walk on Louise Berry Drive.

6.E.3.19 – Permitted accessory uses are as permitted by the R-30 Zone. Please note: No home businesses or home enterprises are permitted in this zone.

6.E.3.20 – 7,500 s.f. of recreational area must be provided. A 2,400 s.f. of playscape is shown as a box with no specifications for what it will contain. The current plans do not comply with the recreational area component.

Many plan sheets refer to an existing public access easement and state "Status unknown. No recorded deed has been found." The deed is Book 31, Page 130 on the Brooklyn Land Records. I sent this deed to the applicants' agent as part of their previous application. Further, this deed is clearly identified on the map included as Map Reference #6.

6.E.3.21 – The amount of wetlands within the recreation and open space area cannot be determined until it is completely delineated.

6.E.3.22 – Sec. 7.C.4.1. requiring screening of parking spaces from the street has not been met. Also Sec. 7.C.4.5. requiring one street tree per 50' of road frontage has not been met. If no curb is provided, curb stops should be added to prevent encroachment on landscaped areas as per Sec. 7.C.5.7.

Callery pear (*Pyrus calleryna*) is now considered an invasive species and should be replaced with a native species or native cultivar such as one from the CT DEEP's Connecticut Native Tree and Shrub Availability List. Additionally, the other specified non-native species can be easily replaced with natives from the same list.

6.E.3.23 – The dumpsters are screened by a fence but they are located in a non-compliant location. They cannot be located within a setback. Additionally, specifications on the fence have not been provided.

6.E.3.24 – Inadequate buffers have been provided along the northern property boundary. The existing vegetation will be less than 15' after clearing and grading. While existing vegetation may be counted towards buffering, there must be at least 15'.

Sec. 9.D. – Special Permit Applications

9.D.3.3.a. – Submitted architectural design data is insufficient to meet the requirement. Information regarding materials is scant and does not address texture or color of materials. No professional architect has certified the submitted architectural drawings.

A “qualified professional” in regard to preparing architectural design data is a professional architect. The CT General Statutes Sec. 20-288 defines architect and the practice of architecture thusly:

CGS Sec. 20-288. Definitions. As used in this chapter:

(2) “Architect” means a person who engages in the practice of architecture;

(3) “The practice of architecture” or “practice architecture” means rendering or offering to render service by consultation, investigation, evaluations, preliminary studies, plans, specifications and coordination of structural factors concerning the aesthetic or structural design and contract administration of building construction or any other service in connection with the designing or contract administration of building construction located within the boundaries of this state, regardless of whether any person performing such duties is performing one or all of such duties or whether such person is performing them in person or as the directing head of an office or organization performing them

Planning & Zoning Proposed Budget 2023-2024 DRAFT.xlsx

Account	Description	FY23 Adopted Budget	FY24 Proposed Budget	Narrative - Description detailing request
1005.41.4153.51620	Planning & Zoning-Wages PT	\$0	\$0	Please provide number of staff members. Wages will be calculated by First Selectman
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	\$4,200	\$4,200	24 mtgs @ \$175/mtg.
1005.41.4153.53020	Planning & Zoning-Legal Services	\$10,000	\$10,000	(hard to anticipate from year to year)
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$110	\$110	CT Federation of Planning and Zoning Agencies (CFPZA) dues
1005.41.4153.53220	Planning & Zoning-In Service Training	\$500	\$500	Training for P&Z Commissioners
1005.41.4153.53400	Planning & Zoning-Other Professional Services	\$1,000	\$1,000	Primarily used for architectural review servcies
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	\$1,000	\$1,000	
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000	\$1,000	
1005.41.4153.55800	Planning & Zoning-Transportation	\$0	\$0	
1005.41.4153.56900	Planning & Zoning-Other Supplies	\$0	\$0	
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$0	\$0	
		\$17,810	\$17,810	

Margaret's Report 1/30/2023

Zoning Permits issued:

88 Tatnic Hill Road – Donald Brian Kiley. New 40' x 50' detached garage on a concrete foundation with frost wall.

23 Pomfret Road – Claude Soffel. Restoration of the house and garage visible from the road in the Village Center Zone.

Final Certificates of Zoning Compliance issued:

490 Wolf Den Road - Kristine Erickson. New single-family dwelling with front porch and attached garage.

225 Gorman Road – Austin George. New single-family dwelling with front porch, rear and side deck, attached garage and attached carport

Home Offices Documented:

613 Wolf Den Road – Todd Francis. Mr. Francis conducts telephone and internet business for Duffy's Dumpsters from his home.

133 Wauregan Road – Cristiano Santos Lyon. The purpose of the home office for a carpentry business.

Sign Permits issued: None.