

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, March 15, 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 Masks are optional for vaccinated individuals.	
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	

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting March 2, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices**
 - b. **New Public Hearings:**
 - 1. **SP 22-001:** Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy.
 - c. **Continued Public Hearings:**
 - 1. **ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.
 - d. **Other Unfinished Business:**
 - 1. **GBR 21-004:** Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor's Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy.
 - 2. **ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.
 - 3. **SP 22-001:** Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy.
- VII. New Business:**
 - a. **Applications:**
 - 1. **ZRC 22-001:** Request to change Zoning Regulations Sec. 4.C.2.5. to add self-storage facilities as a permitted use in the Restricted Business Zone, Applicant: Core Holdings, LLC.
 - b. **Other New Business: None.**
- VIII. Reports of Officers and Committees**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, March 2, 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 Masks are optional for vaccinated individuals.	
Click link below: https://us06web.zoom.us/j/87925438541	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	

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:35 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Lisa Herring (all present in person). Sara Deshaies (present via Zoom). John Haefele and Seth Pember were absent with notice. J.R. Thayer was absent.

Staff Present: Jana Roberson, Director of Community Development; Austin Tanner, First Selectman; Margaret Washburn, ZEO (all were present in person).

Also Present in Person: Zack Labonte, Core Holdings, LLC; James Adams; J.S. Perreault, Recording Secretary.

Present via Zoom: Dan Sullivan, Brooklyn Self Storage, LLC.; Bob.

III. Seating of Alternates

Motion was made by C. Kelleher to seat Lisa Herring and Sara Deshaies as Voting Members for this meeting (March 2, 2022).

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (3-0-0).

IV. Adoption of Minutes: Meeting February 15, 2022

Motion was made by A. Fitzgerald to approve the Minutes of the Regular Meeting of February 15, 2022, as presented.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (5-0-0). L. Herring and S. Deshaies voted. Ms. Herring stated that she had attended the February 15, 2022 meeting.

V. Public Commentary – None.

Motion was made by C. Kelleher to add Item VIII.b.1 – Informal Discussion with Zack Labonte, Core Holdings, LLC, re: 600 Wauregan Road and renumber subsequent items accordingly.

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (5-0-0).

VI. ZEO Report with Margaret Washburn (Report dated February 23, 2022, was included in packets to Commission Members.)

Margaret Washburn answered questions from the Commission:

There was discussion regarding contractors who repeatedly do not get permits for work that they perform in Town. Without a permit we do not know if the work is done to code. There should be an avenue to ensure that this does not happen. Ms. Washburn stated that there is a great deal of work being done in Town without permits. Ms. Roberson explained the process for obtaining a building permit. The licensing organization is the Department of Consumer Protection. Ms. Roberson suggested some education, perhaps on the website, to warn homeowners that they should independently verify contractors' license, insurance and that they have applied for a permit. There was a suggestion to have the contractor tear it down and rebuild it, at their own expense, with a permit. Ms. Washburn stated that John Berard's viewpoint is that we are looking for compliance more than being punitive. Ms. Washburn said that is a frustrating situation.

There was discussion regarding the need for a Citation Officer. Ms. Washburn explained that there are some serious situations coming up that warrant citations.

There was discussion regarding the Overlay Zone at Paradise Lake. Ms. Washburn explained that someone wants to take a lot that has a trailer on it and subdivide it into three smaller lots, knock down the trailer and put up three houses. Ms. Washburn said that she get calls about it, but hasn't seen a single house in that Overlay Zone since she has been here. There was discussion regarding Ms. Roberson's question about expansions or improvements of existing houses or any other zoning permit. Ms. Washburn explained that there hasn't been any real action.

There was discussion regarding some items on Ms. Washburn's last report that went to ZBA.

VII. Unfinished Business:

- a. **Reading of Legal Notices: None.**
- b. **New Public Hearings: None.**
- c. **Continued Public Hearings:**
 1. **ZRC 21-003:** Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC.

Dan Sullivan, Owner of Brooklyn Self Storage, was present via Zoom. He stated that he reviewed the Minutes of the last meeting and understands the general reluctance to expand the business in a residential area.

- Mr. Sullivan commented that he may not have put the proper restrictions in his proposed language. He referred to the site plan for what he would like to propose should this change to the Zoning Regulations be approved.
- He said that they want to replace a building that is falling down and add on to the side of an existing building and he asked what the impacts would be regarding his site plan.

Ms. Sigfridson explained that, when considering the proposal for the change to the Zoning Regulations, the Commission is not considering Mr. Sullivan's site plan for a particular property, but rather the impact that it would have on the Town as a whole regarding adaptive re-use of agricultural properties.

- Mr. Sullivan spoke about possibly adding the following to the language he would like to propose: that the expansion would be limited to the confines of the existing building.

Ms. Sigfridson explained that the replacement portion was not as concerning to the Commission as was the erection of new buildings. Mr. Sullivan asked what the specific concerns are. He described his site plan that he would like to propose, a traffic study that had been done, and he spoke of the need for self-storage in the area.

Mr. Tanner explained that the intent of the regulation for Adaptive Re-Use of Agricultural Buildings was to keep dilapidated buildings from falling down and that they could then be used for something else.

Ms. Sigfridson reminded Mr. Sullivan that the Commission cannot consider his site plan and that he would need to discuss his proposal for the zone change to allow businesses that have been established as adaptive re-use businesses to expand with new buildings. She explained that it was a narrow exception to the Regulations that allowed for a storage facility to be allowed on that property and that the discussion of the Commission at the last meeting indicated that the Commission wants to keep that exception narrow.

Ms. Roberson commented that Mr. Sullivan has a plan and has gone through the cost and effort of preparing a zone change application because he has something in mind. She said that the Commission is familiar with Mr. Sullivan's site plan and she explained that the purpose of the original regulation was merely to re-use buildings and that the concern is that adding buildings is not a re-use and, therefore, is inconsistent with the overall tone. She said that replacing agricultural buildings had been discussed at the last meeting. She read aloud and suggested that the Commission consider the following conditions that she had drafted under Section 6.B.3.4 – Post-Approval Modification (dated 2/8/2022, included in packets to Commission Members):

6.B.3.4.1

- An approved Special Permit for Adaptive Reuse of an Agricultural Building may be amended or modified in accordance with Section 9.D.8.6.

6.B.3.4.2

- Such amendment or modification may include the replacement of an agricultural building(s) existing February 7, 2002, provided such replacement building has the same (or smaller) footprint as the building being replaced or is similar to the architectural style of other agricultural buildings in the vicinity, as determined by the Commission.

There was discussion:

Ms. Roberson commented that Mr. Sullivan's site plan shows two additional buildings that can't be considered replacements, not visible from the road and pretty integral to the whole development, meaning it is not really outside the original footprint. She does not know how tall they would be, but it appears that, if they match the building heights, they would not be visible from the road. She said that the Commission's concern is that a sweeping change to this Regulation to allow any new structures isn't really consistent with the original stated purpose.

- Ms. Deshaies asked if this would require a ZBA variance. Ms. Roberson explained that it is not appropriate to discuss it in that context as the topic of discussion is this public hearing. However, it is within Mr. Sullivan's rights to pursue a variance.
- Ms. Kelleher noted that the language establishes the size of the footprint, but there was no mention of whether or not a second level could be added. She stated that she would prefer that it be limited to the same square footage of the building that was there before. Mr. Fitzgerald mentioned that there is language in the Regulations that would address this. Ms. Roberson offered to add that language.
- There was discussion regarding a building that has existed on February 7, 2002, but had been removed before the time of application.
C. Kelleher suggested the following: Existing on February 7, 2002 and at the time of application and is not in very good shape. Ms. Kelleher reminded Mr. Sullivan, again, that his particular site plan is not being discussed during this public hearing and that, if this change to the Regulations is approved, his site plan could still not get approved (which is a separate process).
- There was discussion regarding restoration of an existing building and whether it would expand the use. Ms. Roberson explained that if an application for Adaptive Reuse were approved and an agricultural building not included in the original application were to be restored, they would have to seek a modification of the original special permit.

Ms. Roberson will add the following to the draft language: building height; massing; existing square footage; footprint; and architectural style. She suggested that the public hearing be continued to allow her to draft the language for review by the Commission at the next meeting. There was more discussion regarding building height.

COMMENTS FROM THE PUBLIC:

Jim Adams, abutter to the property, wanted to know, if the zone change were approved, would Brooklyn Self Storage be allowed to expand beyond the fenced area that is there now. He asked about an additional building in front.

Ms. Sigfridson explained that the Commission is considering a text change in the Adaptive Reuse Section, not a zone boundary change. She explained that the change being considered tonight by the Commission would only be to allow changes where there are already existing agricultural buildings. Ms. Kelleher stated that an additional building in front would not be allowed.

Ms. Sigfridson asked Mr. Adams how he feels about the Regulations being changed to allow new buildings to be built for a use where they had utilized old agricultural buildings. Mr. Adams stated that this doesn't bother him as long as it is within the confines of the area that is already there.

Ms. Roberson stated that she understands the concern regarding building height and she will draft language to address it. She will provide draft language to the Commission before the next meeting. Mr. Fitzgerald said it should be proportional to the surroundings. Ms. Sigfridson suggested that it not be any bigger than it was before. Mr. Fitzgerald agreed and suggested "previous

agricultural-use structure” rather than “dwelling.” It was decided to wait to see the draft language that Ms. Roberson comes up with.

Motion was made by A. Fitzgerald to continue **ZRC 21-003**: Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC, to the next regularly scheduled meeting of the Planning and Zoning Commission on Tuesday, March 15, 2022, at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by C. Kelleher. No discussion.

Motion carried unanimously (5-0-0).

d. **Other Unfinished Business:**

1. **GBR 21-004**: Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor’s Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy.

J. Roberson explained that they are still waiting for the survey which she is expecting any day. When the survey is received, they will schedule a site walk and she hopes to be able to report to the PZC at the March 15th meeting. The extension that has already been granted will take us to the April meeting if necessary. This Agenda Item was tabled.

2. **ZRC 21-003**: Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3.1., Applicant: Brooklyn Self Storage, LLC. – Continued to March 15, 2022.
3. **SP 22-001**: Special Permit for Accessory Apartment at 190 Wolf Den Rd., Applicant: JP Rimoczy. ***Public Hearing scheduled for March 15***

VIII. New Business:

a. **Applications: None.**

b. **Other New Business:**

1. Informal Discussion with Zack Labonte, Core Holdings, LLC, re: 600 Wauregan Road and renumber subsequent items accordingly.

Zack Labonte represented himself and provided information (including photos) regarding plans for the property (the American Legion building) that he is in the process of purchasing:

- 5.4 acres (mostly clear-cut) in the RB Zone, a busy part of Town.
- He would like to build a mini-storage.
- It would require Town resources such as water.
- It needs electrical system upgrades.
- There is quite a bit of space.
- It would not be an eye sore. He would make sure that it is kept clean.
- Yard sales would be prohibited.

He asked how the Zoning Regulations could accommodate his goal.

J. Roberson stated that self-storage facility is not currently a permitted use in the RB Zones, but she said that there are some pretty similar ones like bulk storage of landscaping products.

Mr. Labonte referred to Section 4.C.2.5 – Industrial Related Uses and he said that there are some parallels there.

Ms. Roberson stated that Mr. Labonte had also contemplated housing, but has recently changed toward a different use and she suggested that he come before the Commission for informal discussion to get some feedback.

Ms. Roberson asked about the NECCOG map that Mr. Labonte had provided that includes an extra parcel. Mr. Labonte stated that the deed shows a right-of-way easement, which he said he would not encroach upon that. Ms. Roberson commented that he could still have that legal right-of-access.

Mr. Labonte stated that the property is not in a flood zone.

There was discussion regarding the VFW with Ms. Herring who lives across the street.

Mr. Labonte stated that he would use the existing driveway by the VFW. He would like to put multiple buildings in the back, but he has not done a site plan yet to see how many buildings he could put in. He wants to understand the feasibility of the project and what the best avenue is for doing it.

Mr. Labonte said that it would not be visible from the road. He feels that it would work and have minimal impact on the area. If anything, it would be an improvement.

Ms. Sigfridson commented that she feels that this area seems more appropriate for this type of use than the VCD. Mr. Tanner commented that you would want a low impact/low traffic business in this location. Ms. Sigfridson agreed. Ms. Roberson stated that it would require a Zoning Regulation change to add the use. This would also affect the small RB Zone on Route 6. Discussion continued. Mr. Fitzgerald commented that he would have to go through the State DOT regarding the driveway.

Ms. Roberson commented that the two RB Zones are very different from each other. The one in West Wauregan is much more residential and has lower traffic volumes. She suggested that the PZC may want to consider splitting them up into RB1 and RB2. She also suggested that the PZC may want to consider this text change in only one and not the other and she explained that the PZC may want to limit it further by narrowing/defining where uses are permitted. Ms. Herring expressed concern about the number of houses in the area and if the major building looks like a big commercial building. Mr. Labonte stated that he is not sure what he would do with that building (maybe just an office) and he explained that he would make it look nice.

There was discussion regarding the VFW use and Ms. Roberson stated that grandfathered use could be continued.

There was discussion regarding that this could be a lengthy process as it would require two public hearings: one for the zone text change and one for special permit. Ms. Sigfridson explained the PUD, but Ms. Roberson stated that she does not recommend that. Ms. Herring and A. Fitzgerald expressed positive feedback for this project. Ms. Sigfridson commented that she thinks that the project received a warm reception by the Commission. Ms. Kelleher commented that she had not heard any strong objections from the Commission. Ms. Sigfridson

commented that she doesn't feel that the idea of a multi-family development there would have received icy reception. Discussion continued regarding that this area has mostly multi-family housing. There was discussion regarding self-storage being clean and gated and the need of contractors (who don't have their own facility) to have a place to store their equipment/materials.

Mr. Labonte thanked the Commission.

2. Affordable Housing Plan Survey Results

There were two surveys: Visual Preference Survey (which had 36 results) and a Big Survey (which had 107 results) at the end. Mr. Roberson explained that the Big Survey contained some personal information which had to be redacted before it gets posted. She hopes to get it to the PZC before the next meeting. She explained that there is a lot of commentary that she wants to be categorized. Most of the respondents were residents of Brooklyn.

Ms. Roberson reviewed the educational segment of "What Does Affordable Housing Look Like" which is available on the website (included in packets to Commission Members). She spoke of the different types of multi-family housing in Town.

Ms. Roberson discussed the results of the Visual Preference Survey: single-family detached had the highest preference score; second highest was duplex or two-family; third highest was single-family attached (also known as townhouse-style units); lowest score was the larger multi-family building containing 3 or more dwelling units with units located one over the other.

The goal for the draft of the Affordable Housing Plan is to have it ready for the next PZC meeting (March 15th). There was discussion regarding the approval process.

There was discussion regarding the POCD. Ms. Roberson explained that the Affordable Housing Plan will be adopted as an amendment to the POCD and she will be meeting with A. Tanner on March 3rd. Ms. Roberson explained that projects need to be identified to help qualify them for funding.

An explanation of the POCD was given for new Members, L. Herring and S. Sara Deshaies.

Ms. Roberson explained the strategy and who she has spoken with and her plans for contacting the remainder of the people she needs to speak with and for completing the process. She explained that there is a distinct trend that it is better to keep things moving more quickly by breaking things down more topically than trying to address everything in a comprehensive way. Discussion continued.

IX. Reports of Officers and Committees:

a. Staff Reports

Ms. Roberson provided copies of the Quarterly Newsletter from the Connecticut Federation of Planning and Zoning Agencies. She explained that there is legislation that requires 4 hours of training every two years for PZC and ZBA Members. There was discussion regarding the Annual Conference/Training on March 24th which would qualify

toward the training requirement. Ms. Sigfridson spoke about online basic training from CLEAR (Center for Land Use Education And Research) which she will do and report back to the rest of the Commission Members. Ms. Roberson will send the link to CLEAR.

There was discussion regarding Air B&B/short-term rentals. Ms. Roberson suggested that the Commission may want to consider adding language to the Regulations to address this. Discussion continued. Ms. Sigfridson does not feel that this is a high priority at this time. Ms. Roberson will keep an eye on it.

- b. Budget Update (included in packets).
Ms. Roberson explained that Revenues has been corrected.
- c. Correspondence
Quarterly Newsletter from the Connecticut Federation of Planning and Zoning Agencies
– See discussion above under Staff Reports.
- d. Chairman’s Report – None.

There was more discussion regarding training. Ms. Roberson will provide information to Commission Members.

There was more discussion regarding affordable housing and 8-30G. Ms. Roberson explained that she does not feel that it resonated with our community and we did not adopt that approach with the Affordable Housing Plan. Discussion continued. Brooklyn has fallen off the exempt list and is vulnerable to 8-30G.

Ms. Roberson and the Commission welcomed new Alternate Members, Lisa Herring and Sara Deshaies.

X. Public Commentary – None.

There was more discussion regarding the need for a Citation Officer.

XI. Adjourn

M. Sigfridson adjourned the meeting at 9:05 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 Tuesday, March 15, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

SP 22-001: Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy for the regular meeting of the Planning and Zoning Commission.

A copy of this application will be available for review on the Town of Brooklyn website and at the Land Use office.

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

Dated this 15th day of February 2022.

Please publish 3/2 and 3/9

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____

Application #SP 22-001
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant JP Rimolczyk Phone 401-447-3734
Mailing Address 188 GANNETT RD, BROOKLYN Phone _____

Name of Engineer/Surveyor ARCHER SURVEYING LLC
Address 18 PROVIDENCE RD, BROOKLYN CT
Contact Person PAUL ARCHER Phone 954-2240 Fax -

Name of Attorney N/A
Address _____
Phone _____ Fax _____

Property location/address 190 WOLF DEN RD
Map# 17 Lot# 29-1 Zone RA Total Acres 2.53
Sewage Disposal: Private Public _____ Existing _____ Proposed
Water: Private Public _____ Existing _____ Proposed

Proposed Activity PROPOSED IN LAW APARTMENT ABOVE 2 CAR GARAGE ASSOCIATED WITH A PROPOSED 3 BDRM HOUSE

Compliance with Article 4, Site Plan Requirements

Is parcel located within 500 feet of an adjoining Town? NO

The following shall accompany the application when required:

- Fee \$ _____ State Fee (\$60.00) _____ 3 copies of plans _____ Sanitary Report _____
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning 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 Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Stephane Rimolczyk Date 1/20/2022
Owner: Stephane Rimolczyk Date 1/20/2022

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



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #: _____
Check# 2566

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant JP Rimoczky Phone 401 447-3734
Mailing Address 188 HOLMAY RD, BROOKLYN CT Phone _____

Name of Owner SAME Phone _____
Mailing Address _____ Phone _____

Name of Engineer/Surveyor ARCTER SURVEYING LLC
Address 18 PROVIDENCE RD, BROOKLYN CT
Contact Person PAUL ARCTER Phone 799-2240 Fax _____

Property location/address 190 WOLF DEN RD
Map # 12 Lot # 29-1 Zone RA Total Acres 2.5

Proposed Activity In Law Apartment, Addie 2 Car Garage, Proposed
3 Bedm House, Drive, Septic & Well

Change of Use: Yes _____ No If Yes, Previous Use _____
Area of Proposed Structure(s) or Expansion _____

Utilities - Septic: On Site Municipal _____ Existing _____ Proposed
Water: Private Public _____ Existing _____ Proposed

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

- Fee\$ _____ State Fee (\$60.00) _____ 3 copies of plans _____ Sanitary Report _____
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans
- See also Site Plan Review Worksheet

Variances obtained n/a Date _____

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning 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 Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Stephanie Rimoczky Date 1/20/2022

Owner: Stephanie Rimoczky Date 1/20/2022

* Note: Any consulting fees will be paid by the applicant



18 Providence Road, Brooklyn CT 06234
Phone: 860-779-2240 / 860-928-1921 Fax: 860-779-2240



JP & Stephanie Rimoczy
190 Wolf Den Road
Brooklyn, Connecticut

January 20, 2022

Re: Proposed In-law Apartment

Statement of Use:

The Proposed in-law apartment will be constructed in a space above the proposed 2 Car Garage that is shown on the Site Plan. We have also enclosed the floor plan layout for the apartment.

Sanitary Report:

Soils on the subject property are suitable for the installation of the onsite septic system. Test holes were done by the Northeast District Department of Health an indicated restrictive Soils at 22" to 34" with a percolation rate less than 5 minutes per inch. With these conditions combined with the existing terrain allows for the design of a minimally sized system for the proposed 3-bedroom house along with the in-law apartment all designed in accordance with the state health code. The septic system design as shown on the Site Plan has been approved by the Northeast District Department of Health. We have enclosed the approval letter from the Health Department.

Water Supple:

The Proposed House and in-law apartment will be served by a drilled well, location is depicted on the Site Plan. The location of the proposed well and capacity will all be done in accordance to the state health code.

Impact Statement:

We feel the proposed use will not have any impact to the surrounding properties. The Proposed Garage with the in-law apartment is located approximately 240 feet off the northerly road line of Wolf Den Road and will be located approximately 30 feet above the road.

Abutters List (Necogg)
January 20, 2022

Map 17

Lot 29: Erik Larkin, 85 Costello Road, Brooklyn

Lot 30: Windham County Soil Conservation, Wolf Den Road, Brookly

Brooklyn Inland Wetlands
Commission

P.O. Box 356

Brooklyn, Connecticut 06234

9489 0090 0027 6166 5939 01

CERTIFIED#

January 23, 2020

John P. and Stephanie Rimoczy
188 Gorman Road
Brooklyn, CT 06234

RE: Notice of Decision – 011420A (Duly Authorized) John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway.

Dear Mr. and Mrs. Rimoczy:

At the January 14, 2020 Inland Wetlands and Watercourses Commission meeting application 011420A John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway was approved by the wetlands vice chairman and wetlands agent as “duly authorized” approval.

All work shall be completed in accordance with all materials submitted with the application.

You are required to publish at your expense the notice of approval in the newspaper having a general circulation in the Town of Brooklyn and to provide proof of publication to the duly authorized agent. Please see the enclosed legal notice.

If you have any questions, please contact Margaret Washburn, Wetlands Agent at 860-779-3411 Extension 31.

Signed,

Margaret Washburn

Margaret Washburn
Wetlands Enforcement Officer

MW/acl
CC: File, KWP Associates

**PUBLIC NOTICE
TOWN OF BROOKLYN**

On January 14, 2020, the duly authorized agent of the Brooklyn Inland Wetlands and Watercourses Commission approved 011420A John P. and Stephanie Rimoczy, 190 Wolf Den Rd, Map 17, Lot 29-1, RA Zone; Proposed construction of single-family residence with septic system, well and driveway within the upland review area.

Villager Newspaper Information for Publication, this paper only prints on Friday. Please submit on the Monday before the Friday publication printing of newspaper.

legals@stonebridgepress.news is the e – mail address for submission.

Please provide a proof of publication to the Wetlands Agent, Margaret Washburn.



ZONING PERMIT

Fee Paid: \$ 200.00
Received By:
Date Granted: 05/06/2021
Numerical Code:
Permit Number: 21-30ZP

Shane Pollock _____:

The Town of Brooklyn, CT _____ has approved the zoning permit application you submitted, with final revisions as applicable.

This permit authorizes the following activity(ies) for the purpose(s) stated within your application:

New Single Family Dwelling

Located at WOLF DEN RD _____ Plat/Map 17 _____ Lot/Block 0 29-1 _____ Parcel 17 0 29-1 _____

This is to certify that the building, structure, or use identified in your application referenced above is in compliance with the Local Zoning Regulations. Any other necessary approvals must be obtained.

No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7.

(Connecticut General Statutes)

M Washburn

Margaret Washburn, Zoning Enforcement Officer

CONDITIONS/STIPULATIONS

Please see attached. This is a two-page Zoning Permit.

**CONDITIONS FOR ZONING PERMIT FOR 190 Wolf Den Road
ISSUED 5/6/2021**

1. Erosion control measures and anti-tracking pad shall be maintained until ZEO authorizes their removal when lot is fully stabilized.
2. Prior to Certificate of Zoning Compliance and Occupancy:
 - a) Submit an as-built survey at A2 level showing all structures, footing drain outlet(s), and front, rear and side yard setbacks. The as-built survey must clearly indicate the distances from all structures and the footing drain outlet to property lines.
 - b) Finish grade, seed and mulch all disturbed areas.



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234

860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

December 06, 2021

John Paul & Stephanie Rimoczy
188 Gorman Road
Brooklyn, CT 06234

SUBJECT: FILE #20000160 -- WOLF DEN ROAD #190, MAP #17, LOT #29-1, BROOKLYN, CT

Dear John Paul & Stephanie Rimoczy:

The subject plan (KWP ASSOCIATES, RIMOCZY, PROJ#04092, DRAWN 12/22/2019, LAST REVISED 12/01/2021) submitted on 12/03/2021 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 with 1-bedroom detached In Law Apartment 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.
8. Notice of Exception granted by State of Connecticut Dept of Public Health for a Central System.
9. Sewer line from garage shall be sleeved and have 12" of cover.

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; KWP Assoc., Square 1 Building Assoc., John Albrecht

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 #210000160 MAP #17 LOT#29-1 DL #29B

TOWN: BROOKLYN

STREET: 190 WOLF DEN ROAD

PROPERTY OWNER: JOHN PAUL & STEPHANIE RIMOCZY

INSTALLER: JOHN ALBRECHT (SIG ON FILE)

CT LIC #3609 EXPIRES: 02/28/2022

Residential: No. of Bedrooms: 3 w/1 Bedroom detached In Law Apt

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 (KWP Associates, Project #04092, Drawn: 12/22/2019, Revised: 12/01/2021).
- CT Licensed Surveyor must stake house, benchmark and septic system, offset stakes to include flow line or bottom of trench elevations. Benchmark is to be located within 10-15 feet of proposed system.
- Install a 1,500-gallon two compartment septic tank with outlet baffle filter.
- Sewer line from 1 bedroom apartment garage shall be sleeved with 12" of cover.
- Install 588 square feet of effective leaching area consisting of 4 49' long stone and pipe trenches (12"x48")
- Maximum depth into existing grade not to exceed 0 inches. Bottom of system shall be 2" above existing grade as shown on plan.
- Topsoil is to be removed and replaced with select septic fill/C33 sand. Current sieve analysis (within 30 days), for select fill/C33 sand is required. Perc test is to be conducted in the select fill.
- Bottom of excavation inspection is required once topsoil has been removed.
- Installer to schedule and be present for final inspection with NDDH staff and have level set up so that elevations may be verified or an
- Engineer's as-built and installer's checklist to be submitted to NDDH as required.
- Notice of Exception granted by State of Connecticut Dept of Public Health for a Central System.

GRANTED BY:


Donovan Moe, EHS


Maureen Marcoux, RS

DATE ISSUED: 12/06/2021

EXPIRES: 12/06/2021

ONE

RENEWAL: / /

EXPIRES: / /

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.

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Manisha Juthani, MD
Commissioner



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health Section

NOTICE OF EXCEPTION

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a CENTRAL SUBSURFACE SEWAGE DISPOSAL SYSTEM serving a SINGLE-FAMILY HOUSE and a DETACHED INLAW APARTMENT located at 190 WOLF DEN ROAD in the Town of BROOKLYN, CT. A central system has been found to be technically preferable for the following reasons:

1. The central system shall provide for an improved distribution and treatment of sewage effluent.
2. Wastewater that is not "sewage" as defined in Section 19-13-B103b (a) of the Connecticut Public Health Code shall not be discharged to the sewage disposal system.
3. The installation shall be inspected and approved by the local health department.

Recorded at the Department of Public Health, Hartford, Connecticut.

A handwritten signature in blue ink that reads "Sean Merrigan".

Sean Merrigan
Sanitary Engineer III
Environmental Engineering Program

DECEMBER 6, 2021

Date



Phone: (860) 509-7296 • Fax: (860) 509-7295
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

Affirmative Action/Equal Opportunity Employer



Enter Map Title

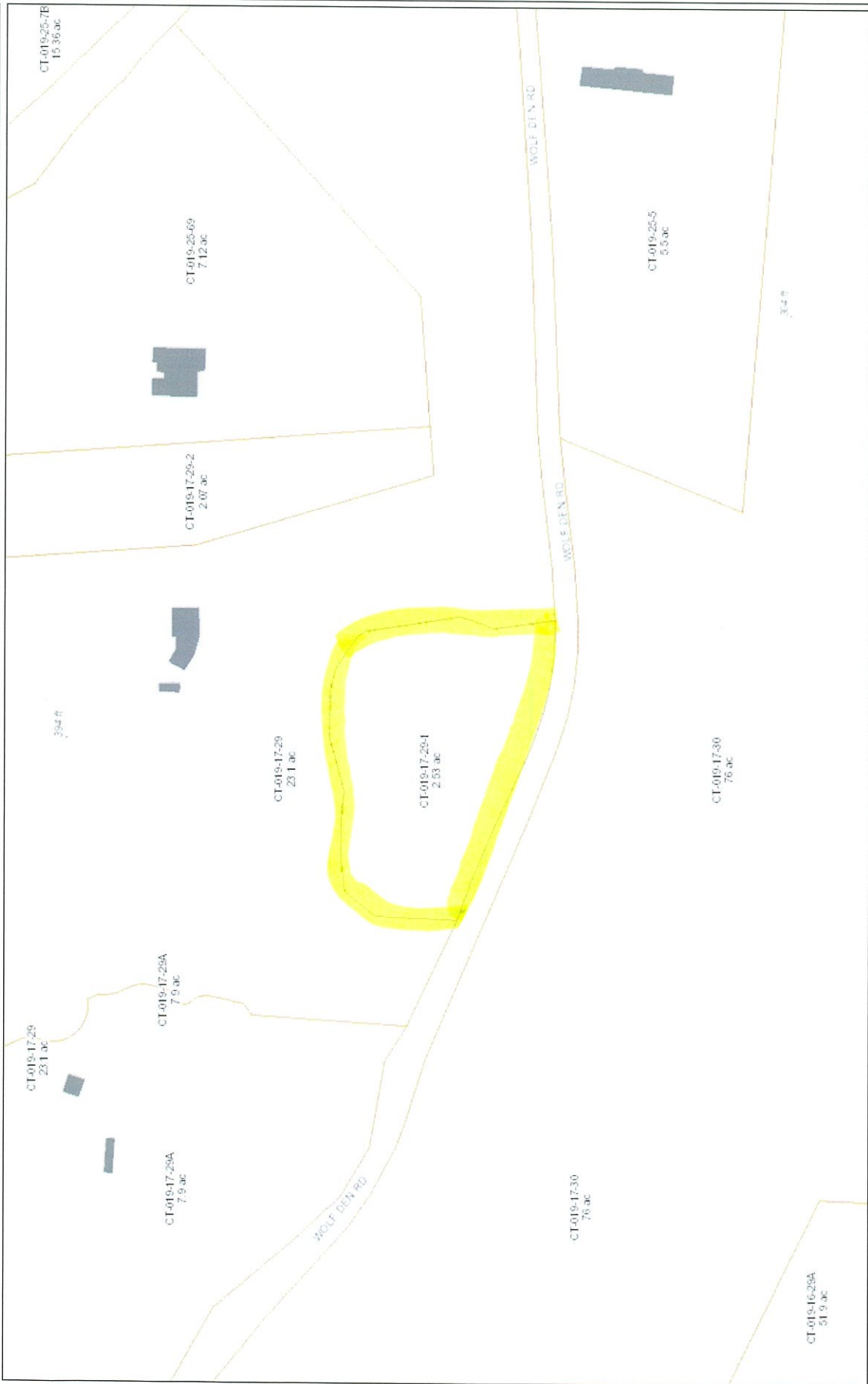


- Legend**
- Town
 - Buildings 2012
 - Parcels

1:2,257



Notes
Enter Map Description



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



WGCS, 1984, Web_Mercator, Auxiliary_Sphere
© Latitude Geographics Group Ltd.

Abutters List (Necogg)
January 20, 2022

Map 17

Lot 29: Erik Larkin, 85 Costello Road, Brooklyn

Lot 30: Windham County Soil Conservation, Wolf Den Road, Brookly

Parcel Information:

Report Generated: 1/20/2022 11:00:37 AM

GIS ID: CT-019-17-30

Assessment:

Owner Name: WINDHAM COUNTY SOIL CONSERVATION

Appraisal: \$197,700.00

Street Address: WOLF DEN RD
19

Mailing Address: DEPT. ENV. PROTECTION
BROOKLYN CT 06234-2517

Land: 76.00

Buildings:

Land Value:

Improvement Value:

Total Value:

Appraised

\$0.00

\$197,700.00

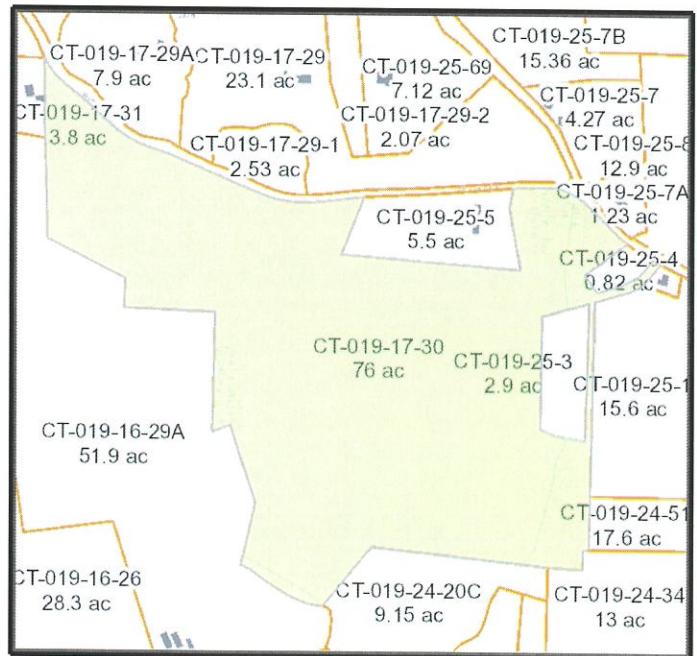
Assessed

Sale Date:

Sale Price:

Year Built:

Primary Structure Area: sq. ft.



Taxlot highlighted in blue



Parcel Information:

Report Generated: 1/20/2022 11:00:07 AM

GIS ID: CT-019-17-29

Assessment:

Owner Name: LARKIN ERIK M TRUSTEE OF

Appraisal: \$185,260.00

Street Address: 85 COSTELLO RD
19

Mailing Address: 85 COSTELLO RD
BROOKLYN CT 06234

Land: 23.10

Buildings:

Land Value:

Improvement Value:

Total Value:

Appraised

\$144,100.00

\$185,260.00

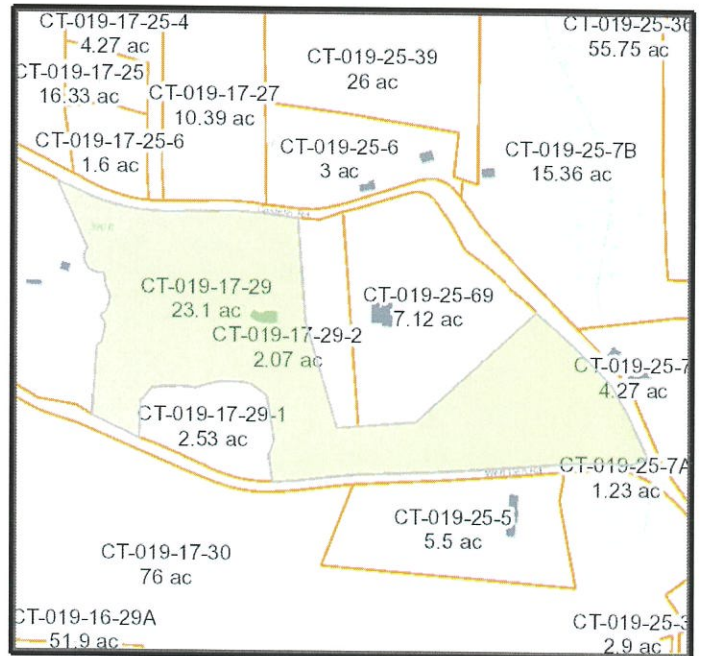
Assessed

Sale Date:

Sale Price:

Year Built:

Primary Structure Area: sq. ft.



Taxlot highlighted in blue

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.

CURRENT OWNER	RIMOCZY JOHN PAUL & STEPHANIE	TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT		Assessed	25,490
	188 GORMAN RD										Appraised	38,000	6019
	BROOKLYN CT 06234												BROOKLYN, CT

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC
RIMOCZY JOHN PAUL & STEPHANIE S	0637	0280	01-29-2020	Q	V	42,500	00
LARKIN CHARLES E & PAMALA J	0227	0030	06-20-2000			0	0
CUNNEEN JOY W	0082	0871	05-27-1986	U	V	0	29
CUNNEED EDWARD F & JOY W	0033	0027	04-05-1956	U	V	0	29
Total							

EXEMPTIONS		Description	Code	Amount
Year	Code	Description	Code	Amount
				0.00

OTHER ASSESSMENTS		Description	Number	Amount	Comm Int
ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name				
0001		B			
NOTES					
BETWEEN 99-139 PAST COSTELLO					

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
ASSESSING NEIGHBORHOOD										
BETWEEN 99-139 PAST COSTELLO										

VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpose/Result
ASSESSING NEIGHBORHOOD							
BETWEEN 99-139 PAST COSTELLO							
		10-05-2020	KT			43	Change
		07-22-2020	MM			13	Field Review
		03-27-2020	MM			60	Sales Review
		02-19-2020	MS			47	Change
		11-19-2019	KN			61	Field Check
		07-28-2014	KT			47	Change

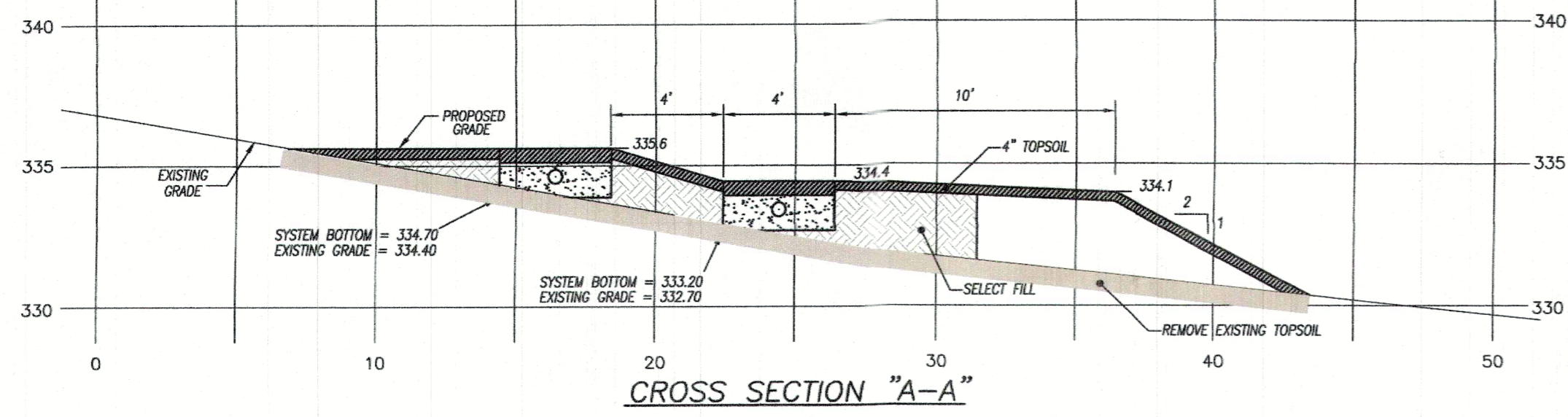
LAND LINE VALUATION SECTION		Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1300	VACANT	RA		2.000	AC	36,000	0.56895	5	0.80	0050	1.100	STEEP		1.0000		36,100
1	1300	VACANT	RA		0.530	AC	3,600	1.00000	0	1.00	1.000				1.0000		1,900
Total Card Land Units: 2.530 AC																	
Parcel Total Land Area: 2.5300																	
Total Land Value: 38,000																	

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
99 00		Vacant Land Vacant	
CONDO DATA Parcel Id: C B S Owne S Factor% Adjust Type: Code Description Factor% Condo Fir: Condo Unit:			
COST / MARKET VALUATION Building Value New: 0 Year Built: 1 Effective Year Built: 0 Depreciation Code: Remodel Rating: Year Remodeled: Depreciation %: Functional Obsol: External Obsol: Trend Factor: Condition: Condition %: Percent Good: RCNLD: Dep % Ovr: Misc Imp Ovr: Dep Ovr Comment: Misc Imp Ovr Comment: Cost to Cure Ovr: Cost to Cure Ovr Comment:			

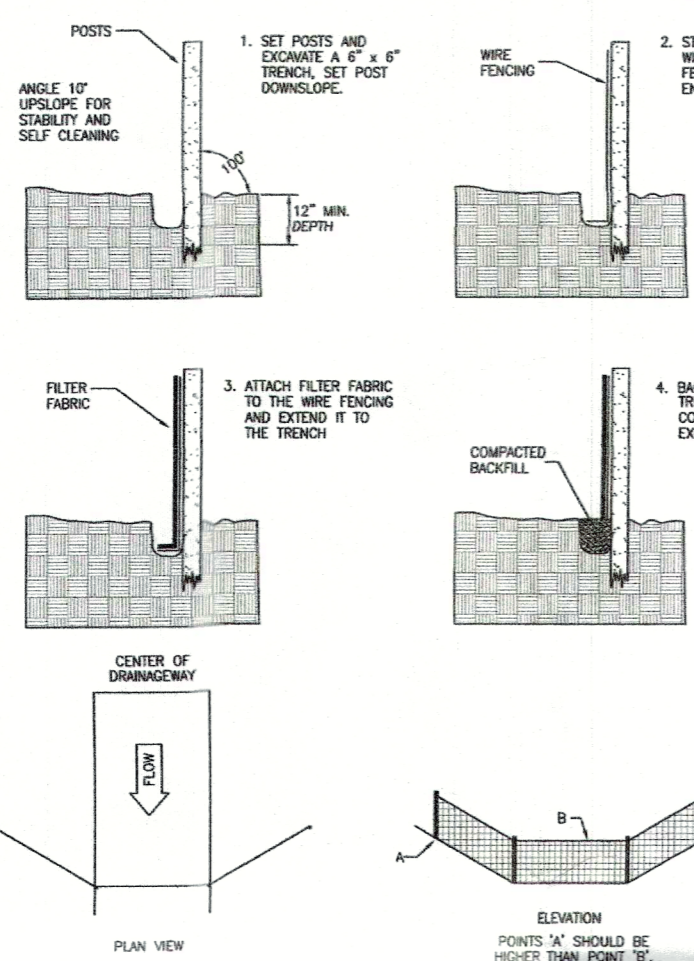
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION Living Area Floor Area Eff Area Unit Cost Undeprac Value Ttl Gross Liv / Lease Area: 0 0 0 0 0										

No Sketch

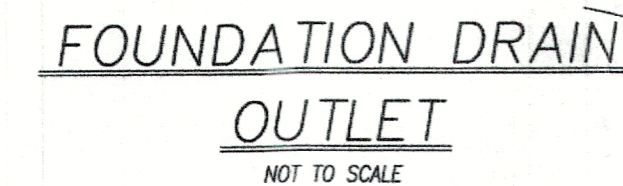
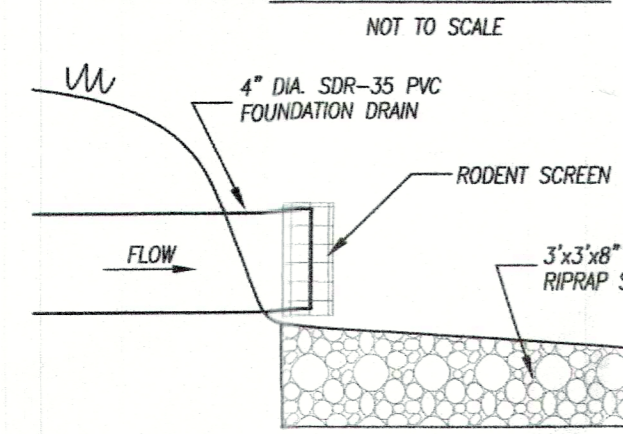


EROSION & SEDIMENTATION NOTES AND SEQUENCE OF OPERATIONS

- The proposed activity consists of the construction of a single family residence and appurtenant driveway, septic system and well within 100' of an inland wetland.
- Prior to any construction, excavation or filling, all improvements shall be accurately staked in the field by a land surveyor registered in the State of Connecticut.
- After field staking all erosion sedimentation control devices as shown on the plan and as detailed shall be installed. Properly installed haybales maybe used in lieu of silt fence.
- All trees and brush within the areas of disturbance shall be removed. All limbs and saplings less than 4" in caliper shall be chipped and stockpiled for later reuse as slope stabilization and mulch material. All trees in excess of 4" in caliper shall be removed from the site and disposed of in a manner consistent with State, Federal, and local regulations. Stumps shall be excavated from the area of disturbance and likewise disposed of in a manner consistent with all applicable laws.
- Final grades shall be achieved as quickly as possible, and immediately thereafter, sideslopes shall be stabilized with 4" of topsoil. The area shall be seeded and mulched with straw mulch in accordance with the specifications contained herein.
- All erosion and sedimentation control measures shall be constructed in accordance with standards and specifications of the "Erosion and Sedimentation Control Handbook", U.S. Dept. of Agriculture, Soil Conservation Service.
- All control measures shall be maintained in effective conditions throughout the construction period and shall be inspected periodically but not less than once per month, and after a total rainfall in one storm event of 1 inch in 24 hours. Sediment shall be promptly removed from control structures and disposed of on-site in upland areas outside the buffer zone of wetlands. Any silt fence or hay bales damaged as a result of a storm event or construction activities, shall be immediately repaired.
- The Town of Brooklyn shall be notified prior to commencement of construction and at key point during construction so that inspections of erosion and sedimentation control measures can be scheduled.
- The responsibility for implementation of this plan shall rest with JP Rimoczy & Stephanie Rimoczy, Telephone: (401) 263-1296.
- Seed Mixture:



SILT FENCE



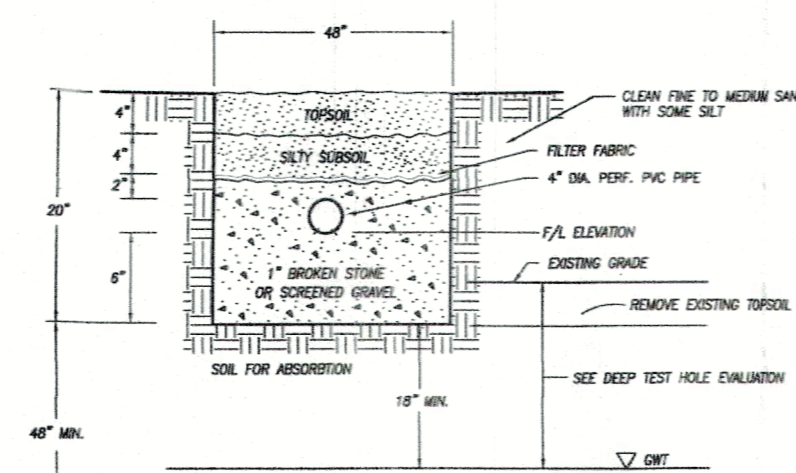
SEPTIC SYSTEM CONSTRUCTION NOTES

- The building and septic system shall be accurately staked in the field prior to construction by a licensed Land Surveyor in the State of Connecticut.
- Topsoil and fill material shall be removed and the area of primary leaching field scarified prior to placement of fill. Fill shall meet the gradation requirements noted below. Fill material shall be approved by the engineer or the sanitarian prior to placement. It shall be compacted in six-inch lifts and shall extend a minimum of fifteen feet (15') beyond the last leaching trench before tapering off.
- Septic System Fill Gradation Requirements**

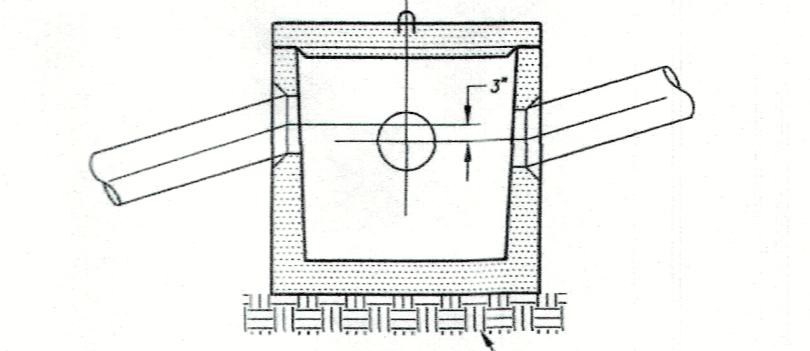
Coarse Fraction (less than 3" and greater than No. 4 sieve): 45% Max.	
Sieve	WET
No. 4	100
No. 10	70-100
No. 40	10-50*
No. 100	0-20
No. 200	0-5

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%.
- All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.
- Solid distribution pipe shall be 4" diameter SDR-35 PVC MEETING ASTM D-3034 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.
- Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-2729 or D-3350, 1500 lb. minimum crush.
- Sewer pipe from the foundation wall to the septic tank shall be centrifugally cast iron meeting the requirements of ASTM A 74 or schedule 40 PVC meeting ASTM-1785.
- Foundation drain outlet shall be 4" diameter SDR-35 PVC meeting the requirements of ASTM D-3034 with rubber compression gasket joints and backfilled with a non free-draining material.

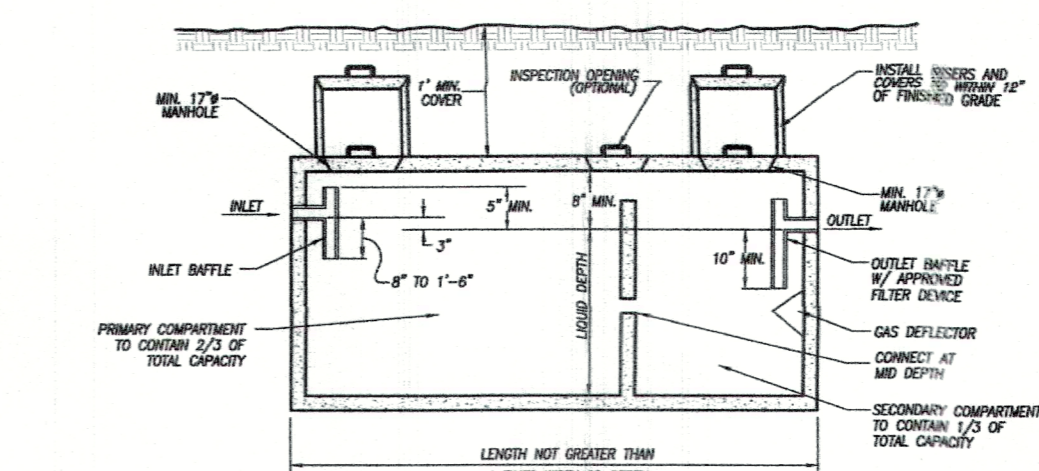
- MAP REFERENCES:**
- "Subdivision of Land - Owned by - Joy W. Cunneen - Wolf Den And Costello Roads - Brooklyn, Connecticut - Scale: 1 inch = 50 Feet - Date: 14 January 1986 - Prepared By Albert L. Fitzback, L.L.S."
 - "Plan of Land - Surveyed for - Peter F. McFarlin & Robin W. McFarlin - Wolf Den Road & Costello Road - Brooklyn, Connecticut - Scale: 1" = 40' - Date: 7/24/1978 - Prepared By Kietlyka, Woods & Pike."



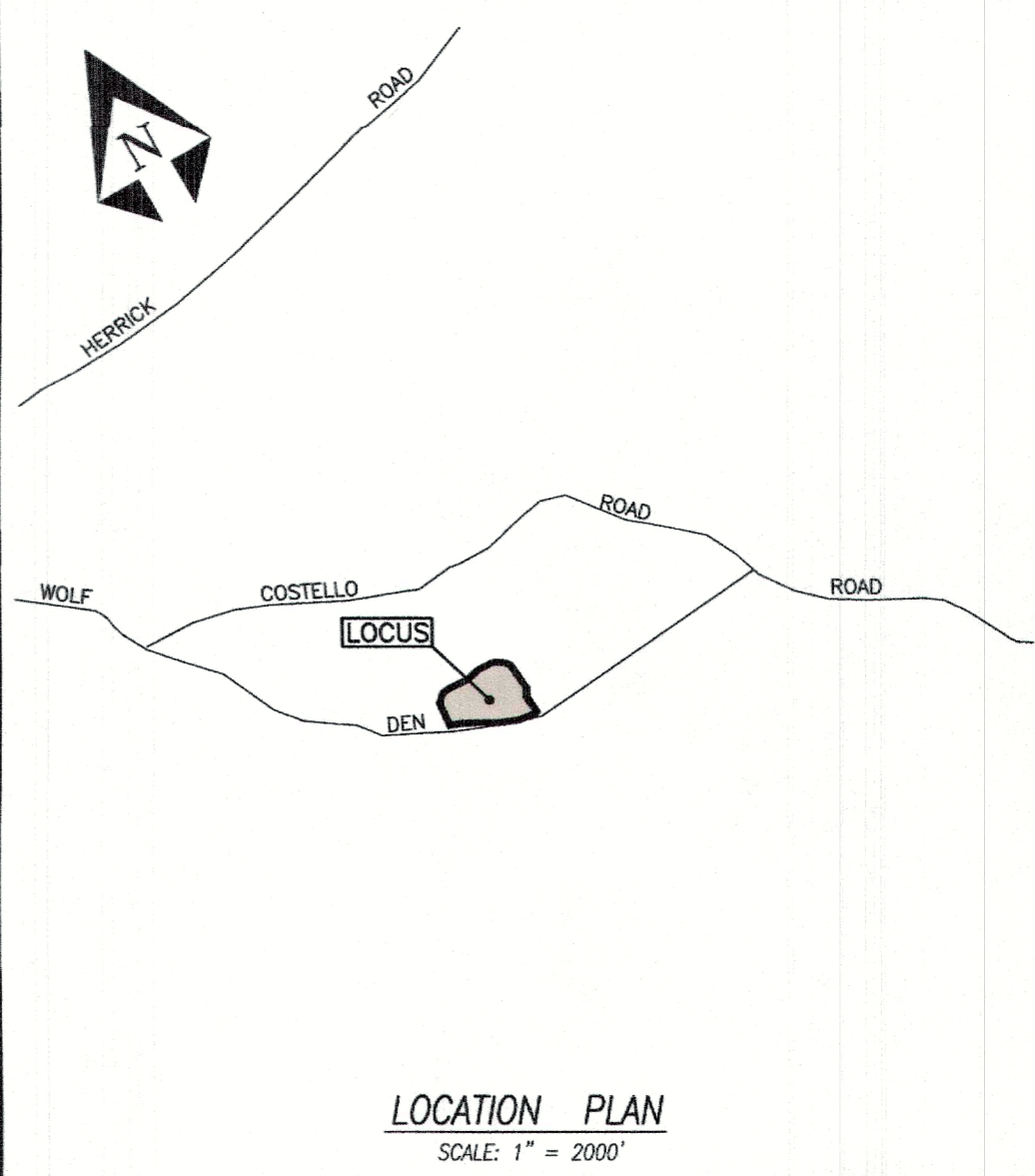
DISTRIBUTION BOX DETAIL
NOT TO SCALE



OVERFLOW / DISTRIBUTION BOX DETAIL
NOT TO SCALE



1,500 GALLON TWO-COMPARTMENT SEPTIC TANK
NOT TO SCALE



DEEP TEST HOLE EVALUATION - March 29, 2005
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
103	0' - 7' 7' - 29' 29' - 30'	Topsoil Reddish Brown Very Fine Sandy Loam, Stones/Roots Compact Very Fine Sandy Loam with Stones N/A Seeps @ 76" Mottling
104	0' - 8' 8' - 22' 22' - 81'	Topsoil Reddish Brown Very Fine Sandy Loam with Pebbles Compact Fine Sandy Loam N/A Seeps @ 35" Mottling

PERCOLATION TEST DATA - April 5, 1994
Soil Technologies

HOLE	TIME	READING
B	4:10	2"
	4:20	7 1/2"
	4:30	11 3/4"
	4:40	14"
	4:50	17"
	5:00	20"
	Depth	20"

Minimum Percolation Rate = 3.3 min/inch

DEEP TEST HOLE EVALUATION - November 18, 2021
Northeast District Department of Health

TEST PIT	DEPTH	PROFILE
1	0' - 12" 12" - 34" 34" - 60"	Topsoil w/ many roots Sandy loam w/ some roots Moderately compact, decompressed rock with loamy medium sand Ledge Mottling 34"

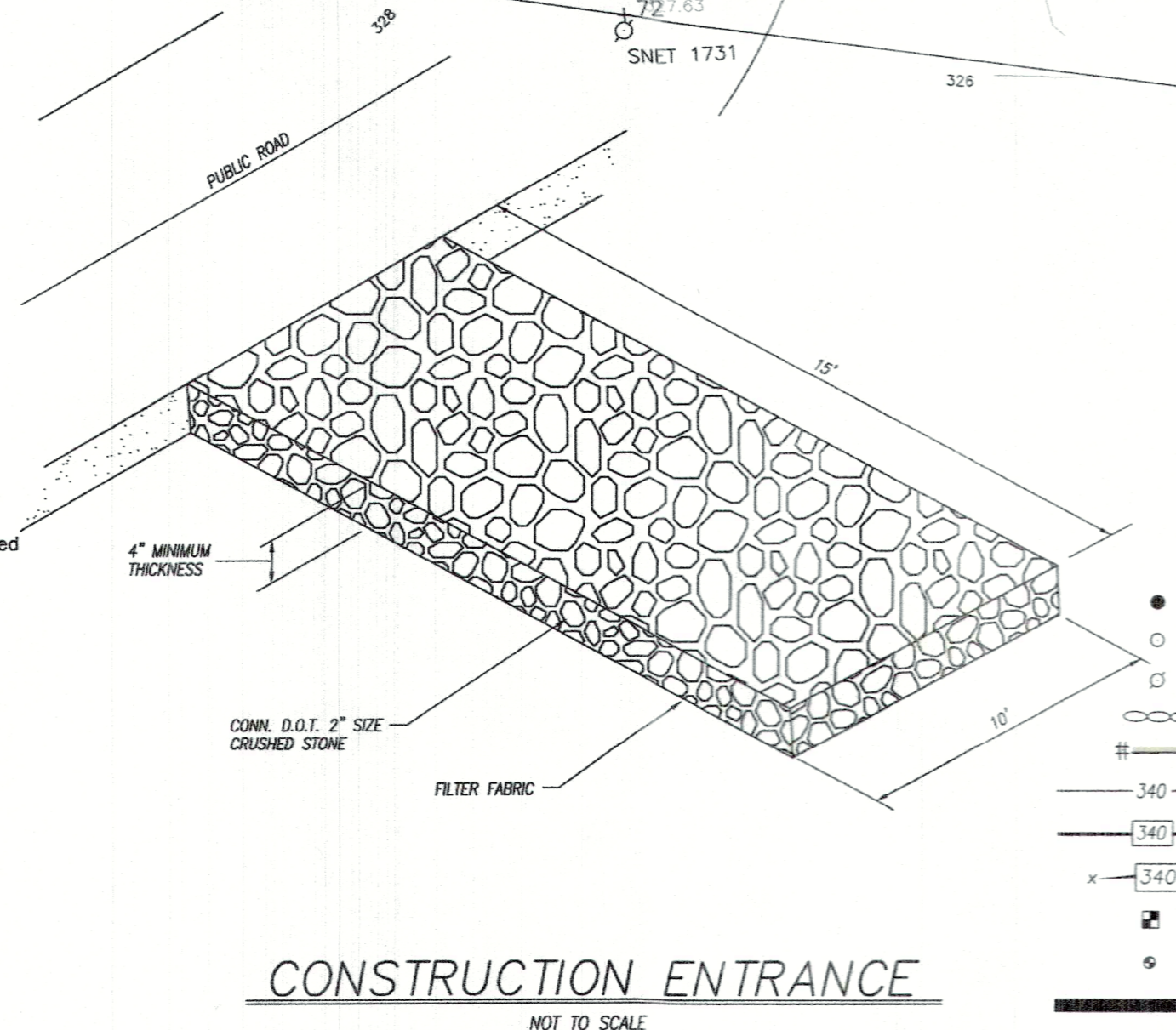
11. Schedule of construction activities:

Lot Clearing:	March 1 - 15
Site Grading and Foundation Construction:	March 1 - 15
Driveway and Septic System Installation:	April 1 - 15
Home Construction:	April 1 - July 1
Loam and Seeding:	April 15 - 30

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - Boundary lines shown conform to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-3" vertical accuracy.
 - Survey Type: Improvement Location Survey.
 - See Subdivision for bearings.
- Owner: Charles E. & Pamela J. Larkin
85 Costello Road
Brooklyn, CT 06234
Applicant: JP Rimoczy & Stephanie Rimoczy
- Parcel is shown as Lot #29, on Assessors Tax Map #17.
- Northeast District Department of Health file number: 94000322.
- Elevations based on Approximate National Geodetic Vertical Datum of 1929. Contours taken from actual field survey. Contour interval = 2'.
- Wetlands shown were flagged in the field by William Green, Certified Soil Scientist.
- Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455.

WOLF DEN ROAD

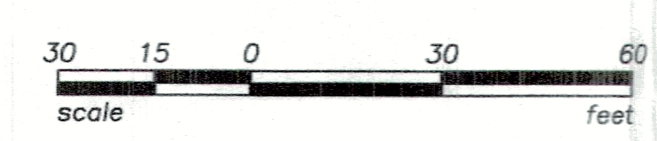


LEGEND

- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- STONEWALL
- - - EDGE OF WETLANDS
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ⊙ PROP. SPOT ELEVATION
- ⊙ DEEP TEST PIT LOCATION
- ⊙ PERCOLATION TEST LOCATION
- SILT FENCE

BASIS OF SANITARY DESIGN

Percolation Rate	= 3.3 min. / in. (Use 5.1 to 10.0)
4 bedroom house requires	= 577.5 s.f. effective leaching area
Effective Leaching area	= 3 s.f. / l.f. of trench
Length Required	= 577.5/3 = 192.5 l.f.
Length Provided	= 4 (49') = 196 l.f.
Min. Leaching system Spread (MLSS)	= 28 x 1.5 x 1.2 = 50.4'
MLSS Provided	= 98'
Leaching Field	= 4 Trenches @ 49 l.f. each
	= 2" Above existing grade



SOIL PIPE Ø
F/L = 357.50
SEPTIC TANK
1500 GALLON
TWO COMPARTMENT
F/L IN = 350.00
F/L OUT = 342.25
DISTRIBUTION BOXES
D-1 (OVERFLOW)
F/L IN = 334.66
F/L OUT = 334.90
D-2 (STANDARD)
F/L IN = 333.56
F/L OUT = 333.70

To my knowledge and belief, this map is substantially correct as noted herein.

KWP associates
P.O. BOX 2020 BLOOMFIELD HILLS, CT 06099
David A. Smith
DAVID A. SMITH, P.E. #14173 DATE 12/02/2021
NOT VALID UNLESS SEAL IS AFFIXED HERETO

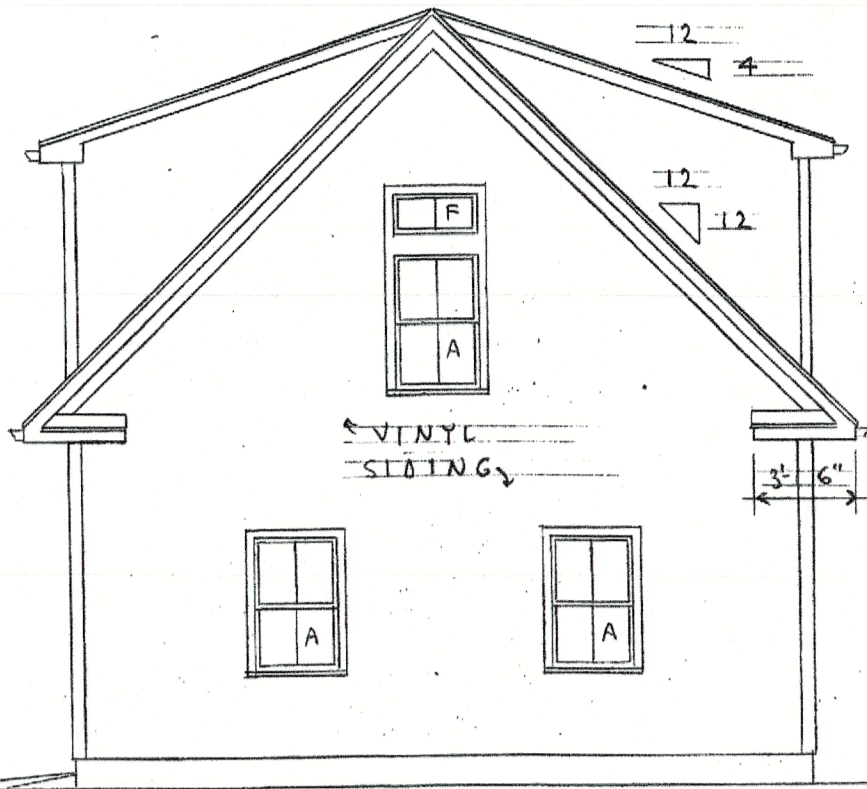
Bruce D. Woods 12/02/2021
BRUCE D. WOODS, Conn. L.S. #13646
No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears herein.

DATE	REVISIONS DESCRIPTION	BY
12/1/2021	REVISIONS PER NDOH COMMENTS	PA
9/21/2021	REVISED SEPTIC TANK SIZE	PA
7/29/2021	REVISED GARAGE LOCATION	JES
4/23/2021	ADDED GARAGE WITH APARTMENT, REVISED HOUSE FOOTPRINT AND SEPTIC AREA	JES
1/7/2020	ADDED REGULATED AREA	JES

Site Development Plan
Prepared For
JP RIMOCZY
&
STEPHANIE RIMOCZY
#190 WOLF DEN ROAD
BROOKLYN, CONNECTICUT

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
250 Killingly Road
Pomfret Center, Ct. 06259-0106

SCALE: 1" = 30'
DATE: 12/22/2019
SHEET: 1 OF 1
PROJ # 04092 FB:
Dwn: JES Chk:



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

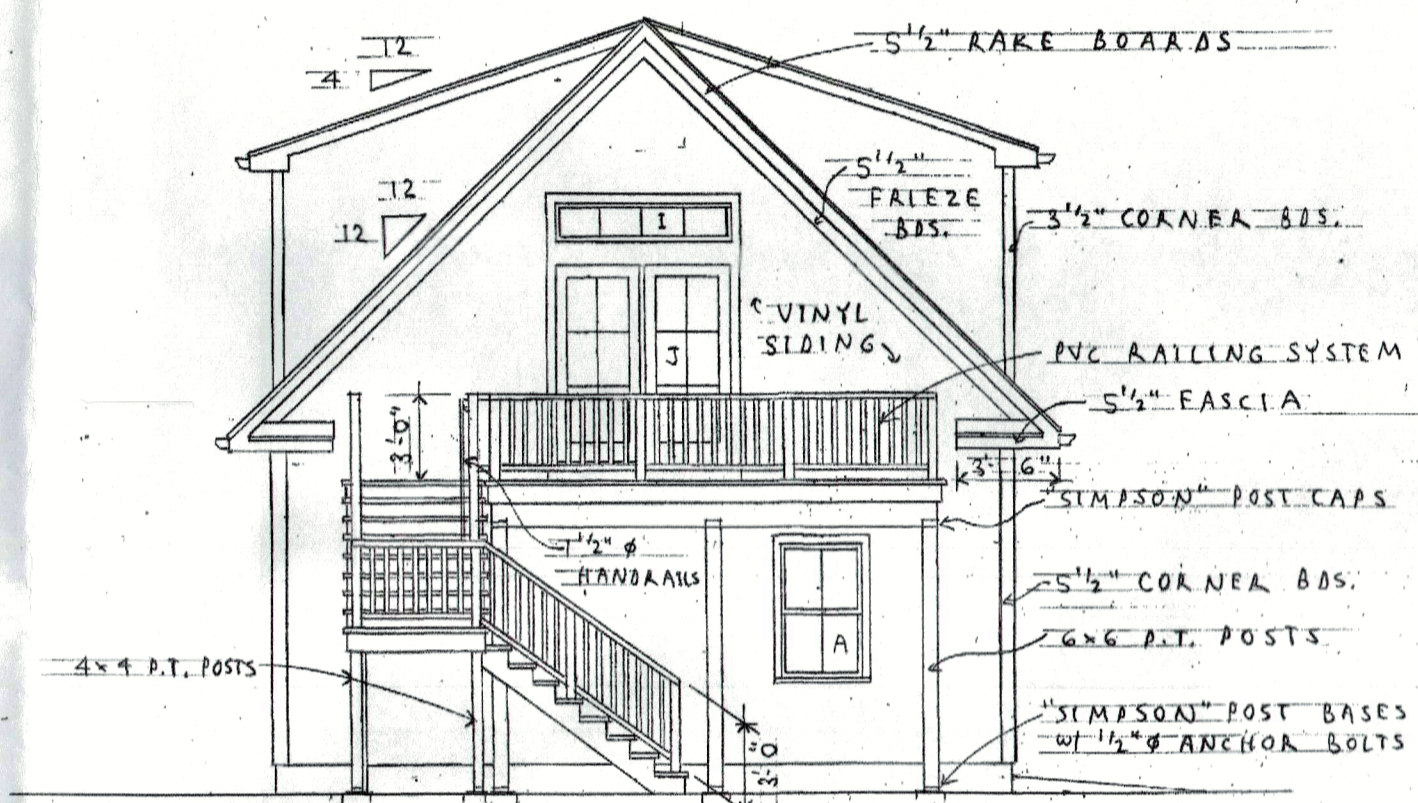
CHRISTOPHER BLEYER - RESIDENTIAL DESIGNER 256 FAARUM PIKE, SMITHFIELD, R.I. 02917 ~ 401-232-9628

GARAGE AND ACCESSORY APARTMENT FOR JOHN PAUL AND STEPHANIE RIMOCZY WOLF DEN ROAD, BROOKLYN, CONN.

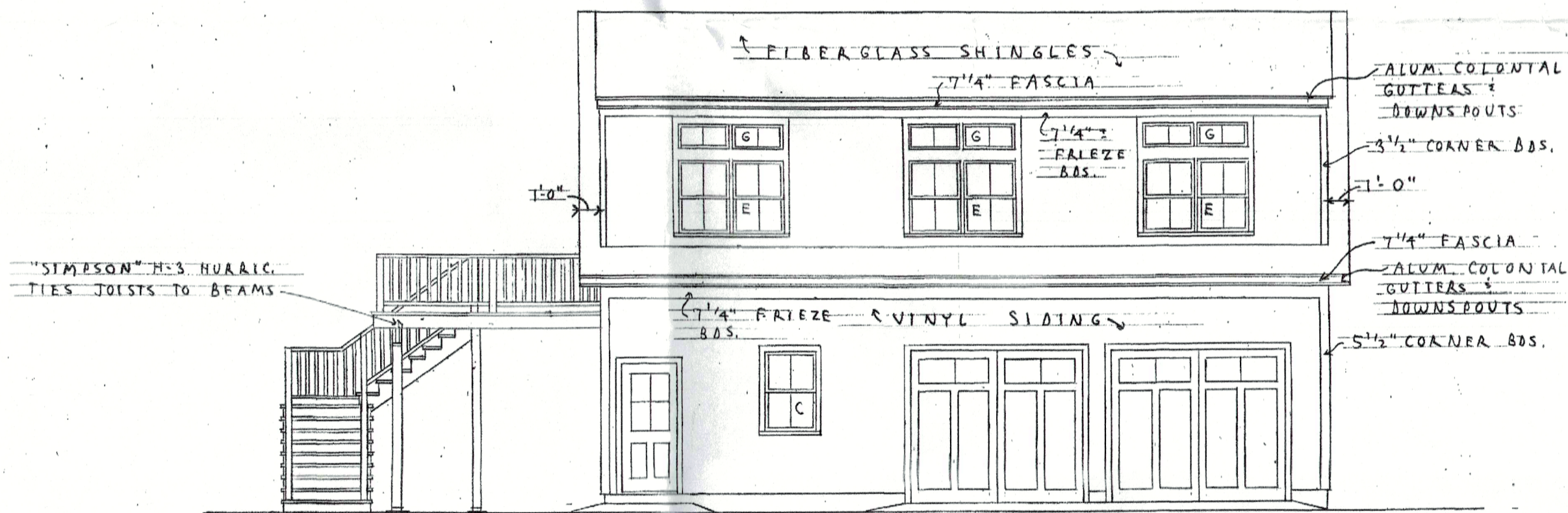
9-2-21 SHEET 2 OF 4

DESIGNATION	TYPE / MANUF.	ROUGH OPENING	REMARKS
A	DOUBLE HUNG 2846	2'-10" x 4'-9 1/2"	
B	DOUBLE HUNG 2846-3	2'-2 1/4" x 4'-9 1/2"	
C	DOUBLE HUNG 2842	2'-10" x 4'-5 1/2"	
D	DOUBLE HUNG 28510	2'-10" x 4'-1 1/2"	UNIT @ BATH w/ TEMPERED GLASS
E	DOUBLE HUNG 28510-3	5'-6 1/4" x 4'-1 1/2"	
F	TRANSOM DTA 2816	2'-10" x 1'-6 1/2"	
G	TRANSOM DTA 2816-2	5'-6 1/4" x 1'-6 1/2"	
H	TRANSOM DTA 2816-3	8'-3 1/4" x 1'-6 1/2"	
I	TRANSOM	6'-0" x 1'-6 1/2"	
J	PATIO DOOR FLOOR GOES IN	6'-0" x 6'-11"	"AMBENSEN" UNIT

WINDOWS ARE "HARVEY" UNLESS OTHERWISE NOTED



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

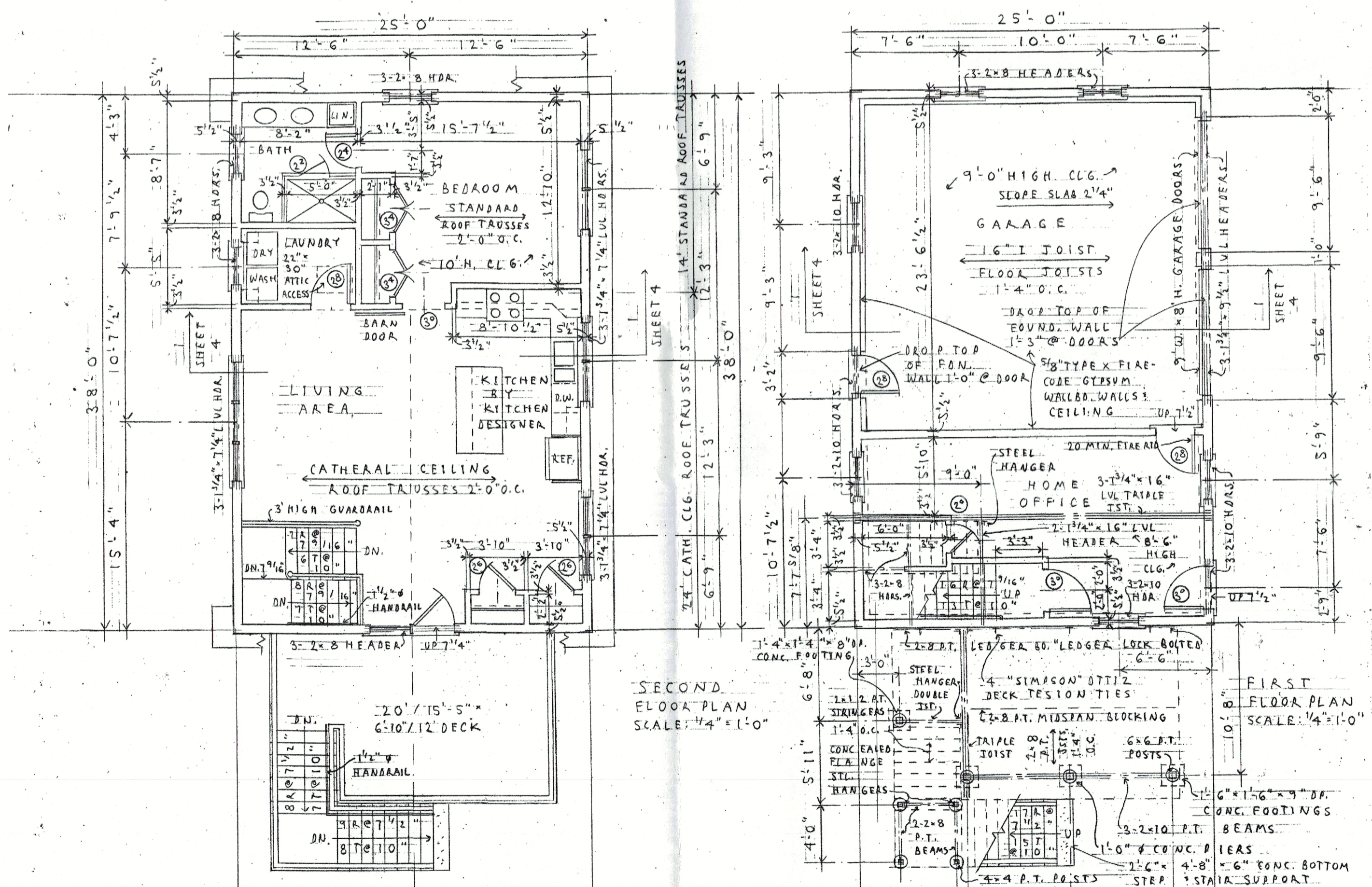


FRONT ELEVATION SCALE: 1/4" = 1'-0"

CHRISTOPHER BLEYER - RESIDENTIAL DESIGNER 256 FAARUM PIKE, SMITHFIELD, R.I. 02917 ~ 401-232-9628

GARAGE AND ACCESSORY APARTMENT FOR JOHN PAUL AND STEPHANIE RIMOCZY WOLF DEN ROAD, BROOKLYN, CONN.

9-2-21 SHEET 1 OF 4



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

CHRISTOPHER BLEYER - RESIDENTIAL DESIGNER 256 FAARUM PIKE, SMITHFIELD, R.I. 02917 ~ 401-232-9628

GARAGE AND ACCESSORY APARTMENT FOR JOHN PAUL AND STEPHANIE RIMOCZY WOLF DEN ROAD, BROOKLYN, CONN.

9-2-21 SHEET 3 OF 4



TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 12/17/21 Check # 1121 Application #ZRC 21-003
Application Fee: \$250 250 State Fee: \$60 60 Publication Fee: ~~\$600~~ ¹⁵⁰ \$460 ck # 1121
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant BROOKLYN SELF STORAGE LLC Phone 860-933-5693
Mailing Address 1651 THOMAS ST. ENGLEWOOD, FL 39223
REQUEST TO AMEND ARTICLE(S) 6.B.3 SECTION(S) 1

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

PARAGRAPH TO CHANGE 6.B.3. OF THE ZONING REGULATIONS

REQUEST TO CHANGE: SEE ATTACHED PROPOSED AMENDMENT

REASON FOR REQUEST: PROVIDE FOR REPLACEMENT/ADDITIONS OF SELF STORAGE BUILDINGS AS SHOWN ON THE SITE PLAN.

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

Proposed Amendment ("Clean" Version)

6.B.3. ADAPTIVE RE-USE OF AN AGRICULTURAL BUILDING

6.B.3.1. LOCATION AND USE

1. Adaptive re-use of an agricultural building may only be permitted:
 - a. For an agricultural building existing on February 7, 2002;
 - b. For the replacement of an agricultural building or buildings existing on February 7, 2002 provided any replacement building must utilize the same footprint as the building being replaced or provide for less Building Coverage within the same footprint as the building being replaced; and, or,
 - c. For the erection of a new building or buildings, provided:
 - i. The subject property was the site of an agricultural use or building on February 7, 2002;
 - ii. The proposed use is authorized pursuant to § 2 hereof; and
 - iii. If the subject property is already developed, the proposed use is identical to the existing use of the property.

The applicant must document the previous agricultural use and compliance with any other requirement of this section.

6.B.3. ADAPTIVE RE-USE OF AN AGRICULTURAL BUILDING

6.B.3.4. POST APPROVAL MODIFICATION

1. An approved Special Permit for Adaptive Reuse of an Agricultural Building may be amended or modified in accordance with Sec. 9.D.8.6.
2. Such amendment or modification may include the replacement of an agricultural building(s) existing on February 7, 2002, provided such replacement building:
 - a. has the same or smaller footprint as the building being replaced,
 - b. has the same or smaller building mass (height, width, and depth) as the building being replaced,
 - c. has the same number of stories or fewer stories as the building being replaced, and
 - d. is of similar architectural style as the building being replaced or is similar to the architectural style of other agricultural buildings in the vicinity, as determined by the Commission.

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

GBR 21-004

Received Date _____
Fee \$ 250 _____ State Fee (\$60.00) _____

Application # ~~SP0~~ _____
Check # 18589

\$310.00

APPLICATION FOR GRAVEL BANK
SPECIAL PERMIT RENEWAL

Name of Applicant PAUL SANSOUCY Phone (860) 779-9099

Mailing Address PO BOX 917 DANVILLE, CT 06241

Relation SANSOUCY QUARTERS

Property Owner SAME Phone _____

Mailing Address _____

Name of Engineer/Surveyor Archer Surveying

Address 18 Providence Rd Brooklyn

Contact Person Bruce Woods Phone 860-179-2240 Fax _____

Name of Attorney N/A

Address _____

Phone _____ Fax _____

Property address 248 Pomfret Rd Rte 169

Property Location East of Rte 169 South of Bartlett Hill Rd

Map # 26 Lot # 19A Zone RA Total Acres 4.5

Maximum Area :
Acres of Gravel Removal 5-4.5 Cubic Yards of Gravel Removal 96,000

Is Application for Renewal? Yes No _____ If Yes, Amount Removed Last Year 2,100

Original Date of Issuance of Permit 12/22/2007 Issued To: Paul Sansoucy

Compliance with Article 13, Gravel Banks
Compliance with Article 5, Special Permit Requirements

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning 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 Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Paul Sansoucy Date 11/18/21

Owner: Paul Sansoucy Date _____

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

January 3, 2022

Re: Paul R. Sansoucy
P.O. Box 917
Dayville, CT 06241

To whom it may concern,

Please see attached history printout for CD #8380917. This account is held with bankHometown, formerly CNB. The title on this account is Paul R. Sansoucy. The balance as of today is \$25,653.89. This account is restricted and withdrawals of any kind require written consent from the Town of Brooklyn. This restriction is per the bond agreement between the Town of Brooklyn and Paul R. Sansoucy.

Please feel free to contact me should you require any additional information at 508-757-0057.

Sincerely,



Cami Gervais
Branch Officer
Millbury St. Worcester
NMLS # 1806982
Office: 508.757.0057
Direct: 508.581.6230
Email: cgervais@bankhometown.com

bankHometown
A member of Hometown Financial Group

Paul R Sansoucy
PO Box 917
Dayville CT 06241-0917

History Account Number 8380917
01-01-2021 to 01-10-2022

Post Date	Eff Date	Check Nbr	Description	Amount	Running Bal	Status
01-29-2021	01-29-2021		Credit Interest	4.07	25,606.17	Completed
02-26-2021	02-26-2021		Credit Interest	3.93	25,610.10	Completed
03-31-2021	03-31-2021		Credit Interest	4.63	25,614.73	Completed
04-30-2021	04-30-2021		Credit Interest	4.21	25,618.94	Completed
05-28-2021	05-28-2021		Credit Interest	3.93	25,622.87	Completed
06-30-2021	06-30-2021		Credit Interest	4.63	25,627.50	Completed
07-30-2021	07-30-2021		Credit Interest	4.21	25,631.71	Completed
08-31-2021	08-31-2021		Credit Interest	4.49	25,636.20	Completed
09-30-2021	09-30-2021		Credit Interest	4.21	25,640.41	Completed
10-29-2021	10-29-2021		Credit Interest	4.07	25,644.48	Completed
11-30-2021	11-30-2021		Credit Interest	4.50	25,648.98	Completed
12-27-2021	12-27-2021		Credit Interest	3.79	25,652.77	Completed
12-31-2021	12-31-2021		Credit Interest	1.12	25,653.89	Completed

HOMETOWN BANK
1001 MILLBURY ST
WORCESTER, MA 01607



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/04/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gerardi Insurance Services, Inc. 16 Pomfret St Putnam CT 06260		CONTACT NAME: Shannon Bilodeau, CIC PHONE (A/C, No. Ext): (860) 928-7771 E-MAIL ADDRESS: sbilodeau@gerardiinsurance.com FAX (A/C, No): (860) 928-7144	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Sentry Insurance a Mutual Company INSURER B: Middlesex Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 24988 23434	

COVERAGES **CERTIFICATE NUMBER:** 21/22 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			A0122267003	04/01/2021	04/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 CYBER \$ 100,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:			A0122267001	04/01/2021	04/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Uninsured motorist BI- \$ 1,000,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			A0122267006	04/01/2021	04/01/2022	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N Y	A0122267005	04/01/2021	04/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Town of Brooklyn
 4 Wolf Den Road

Brooklyn

CT 06234

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Jana Roberson

From: Bruce Woodis <bwoodis@kwpinc.com>
Sent: Tuesday, January 04, 2022 3:51 PM
To: Jana Roberson
Subject: Sansoucy Quarry GBR 21-004

Brooklyn Planning and Zoning Commission,

As agent for applicant Paul Sansoucy, I respectfully request an extension of up to 65 days for the Commission's action on the renewal application for the Sansoucy Quarry project located at 248 Pomfret Road.

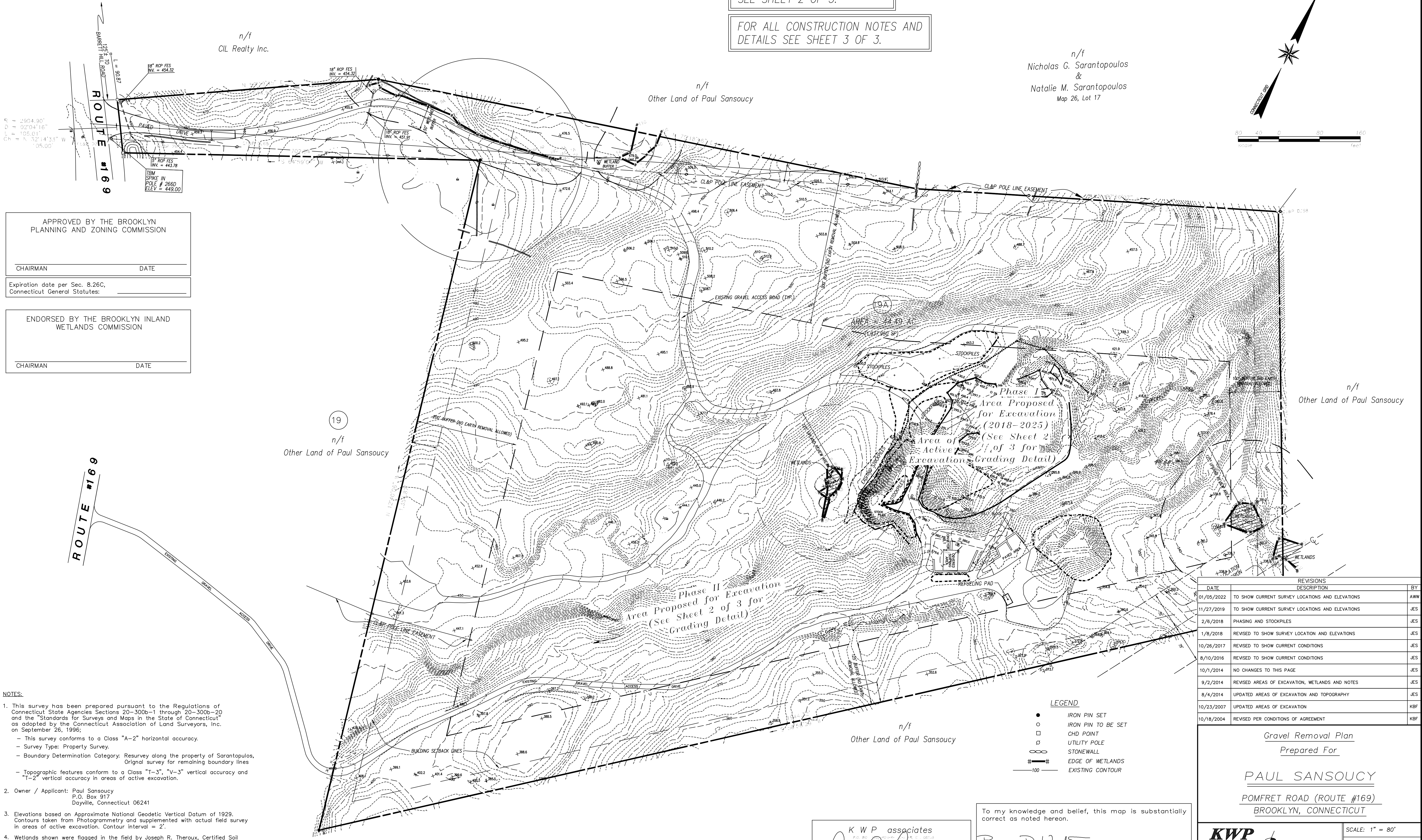
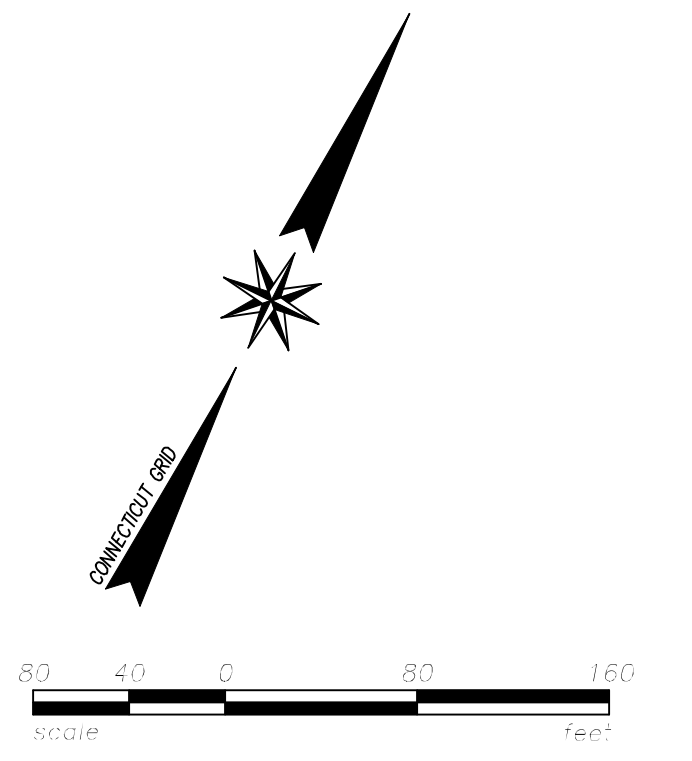
Respectfully,

Bruce D. Woodis LLS, Agent for Applicant
KWP Associates/Archer Surveying
18 Providence Rd
Brooklyn, Ct. 06234
860-928-1921
860-779-2240

FOR DETAILED GRADING PLAN
SEE SHEET 2 OF 3.

FOR ALL CONSTRUCTION NOTES AND
DETAILS SEE SHEET 3 OF 3.

n/f
Nicholas G. Sarantopoulos
&
Natalie M. Sarantopoulos
Map 26, Lot 17



APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____
Expiration date per Sec. 8.26C,
Connecticut General Statutes: _____

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Survey Type: Property Survey.
 - Boundary Determination Category: Resurvey along the property of Sarantopoulos, Original survey for remaining boundary lines
 - Topographic features conform to a Class "T-3", "V-3" vertical accuracy and "T-2" vertical accuracy in areas of active excavation.
 - Owner / Applicant: Paul Sansoucy
P.O. Box 917
Dayville, Connecticut 06241
 - Elevations based on Approximate National Geodetic Vertical Datum of 1929. Contours taken from Photogrammetry and supplemented with actual field survey in areas of active excavation. Contour interval = 2'.
 - Wetlands shown were flagged in the field by Joseph R. Theroux, Certified Soil Scientist.
 - Zone = RA
 - Parcel 19A is located in Flood Hazard Zone 'C' as shown on FIRM Panel No. 090164 0002A dated 1-3-1985.

- LEGEND
- IRON PIN SET
 - IRON PIN TO BE SET
 - CHD POINT
 - ⊙ UTILITY POLE
 - ⊞ STONEWALL
 - ▬#▬ EDGE OF WETLANDS
 - 100— EXISTING CONTOUR

DATE	REVISIONS DESCRIPTION	BY
01/05/2022	TO SHOW CURRENT SURVEY LOCATIONS AND ELEVATIONS	AWW
11/27/2019	TO SHOW CURRENT SURVEY LOCATIONS AND ELEVATIONS	JES
2/6/2018	PHASING AND STOCKPILES	JES
1/8/2018	REVISED TO SHOW SURVEY LOCATION AND ELEVATIONS	JES
10/26/2017	REVISED TO SHOW CURRENT CONDITIONS	JES
8/10/2016	REVISED TO SHOW CURRENT CONDITIONS	JES
10/1/2014	NO CHANGES TO THIS PAGE	JES
9/2/2014	REVISED AREAS OF EXCAVATION, WETLANDS AND NOTES	JES
8/4/2014	UPDATED AREAS OF EXCAVATION AND TOPOGRAPHY	JES
10/23/2007	UPDATED AREAS OF EXCAVATION	KBF
10/18/2004	REVISED PER CONDITIONS OF AGREEMENT	KBF

Gravel Removal Plan
Prepared For
PAUL SANSOUCY
POMFRET ROAD (ROUTE #169)
BROOKLYN, CONNECTICUT

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
SCALE: 1" = 80'
DATE: 8/18/2003
SHEET: 1 OF 3
225 Wilbury Road
Plainville, Conn., Ct. 06028-0106
P.O. # 0018
D.W. # 0016

To my knowledge and belief, this map is substantially correct as noted hereon.

KWP associates
P.O. Box 917
Dayville, Connecticut 06241
David A. Smith
DAVID A. SMITH, P.E. #14173 DATE _____
NOT VALID WITHOUT SIGNATURE OF APPROVED PARTY

Bruce D. Woods
BRUCE D. WOODS, Conn. L.S. #13646
No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.



DATE	REVISIONS DESCRIPTION	BY
01/05/2022	TO SHOW CURRENT SURVEY LOCATIONS AND ELEVATIONS	AWW
11/27/2019	TO SHOW CURRENT SURVEY LOCATIONS AND ELEVATIONS	JES
2/6/2018	PHASING AND STOCKPILES	JES
1/8/2018	REVISED TO SHOW SURVEY LOCATION AND ELEVATIONS	JES
10/26/2017	REVISED TO SHOW CURRENT CONDITIONS	JES
8/10/2016	REVISED TO SHOW CURRENT CONDITIONS	JES
10/1/2014	NO CHANGES TO THIS PAGE	JES
9/2/2014	REVISED GRADING IN ACTIVE AREA AND WETLANDS	JES

Final Grading Plan
 Prepared For
PAUL SANSOUCY
POMFRET ROAD (ROUTE #169)
BROOKLYN, CONNECTICUT

KWP associates

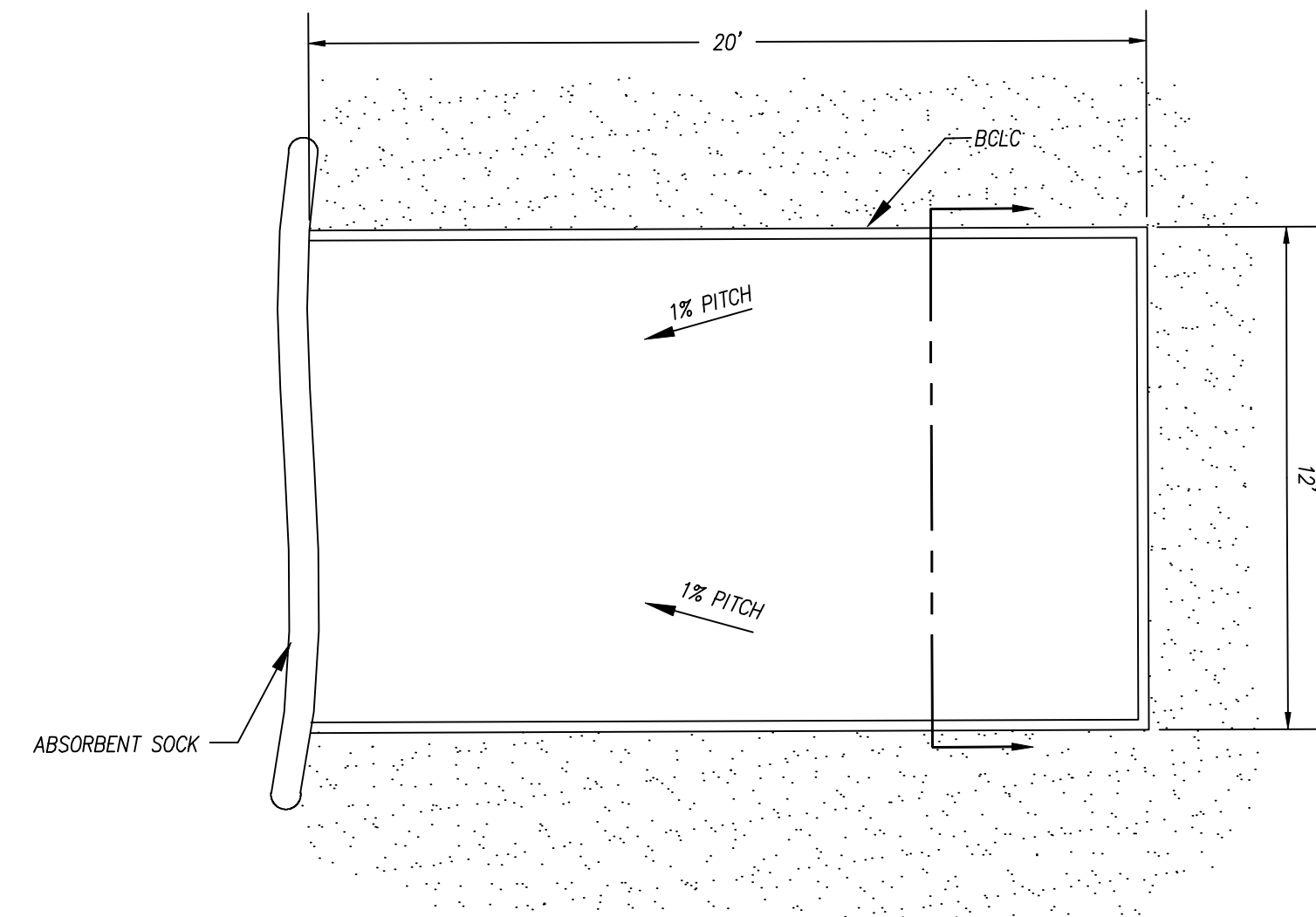
 DAVID A. SMITH, P.E. #14173 DATE
1031-1400, CT 06259-0106

To my knowledge and belief, this map is substantially correct as noted herein.

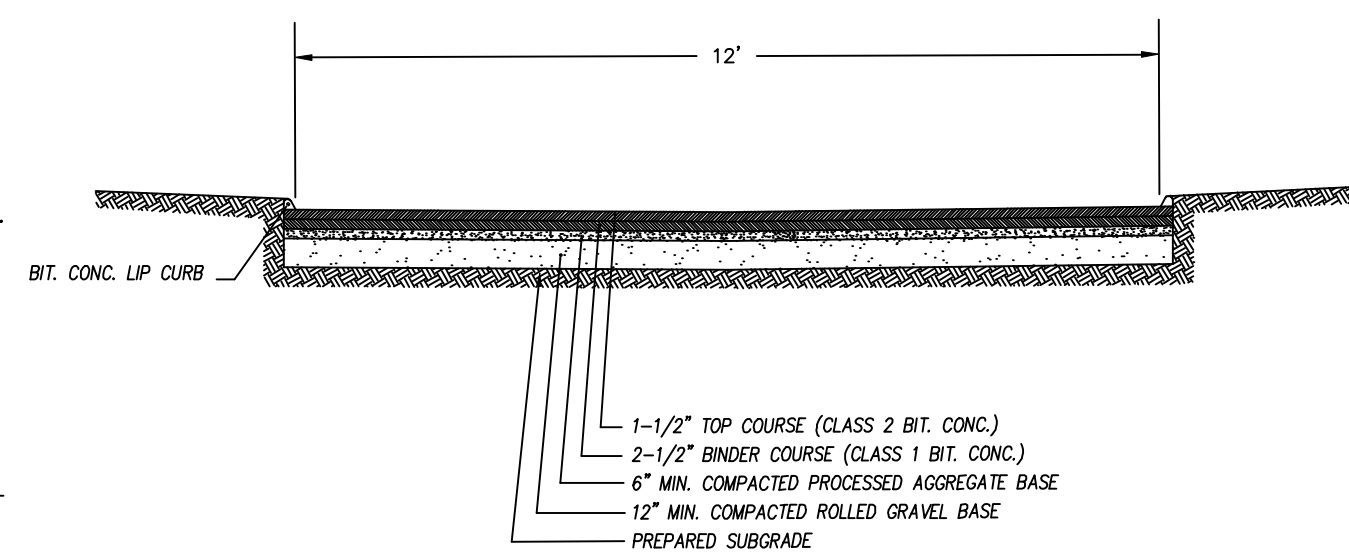
 BRUCE D. WOODIS, Conn. L.S. #13646
 No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

KWP associates
 SURVEYING ~ ENGINEERING ~ SITE PLANNING
250 Vt 199y Road
 Pomfret Center, CT 06259-0106

SCALE: 1" = 40'
 DATE: 8/4/2014
 SHEET: 2 OF 3
PRO: P 00 011 - B
 DATE: 7/5 CFW



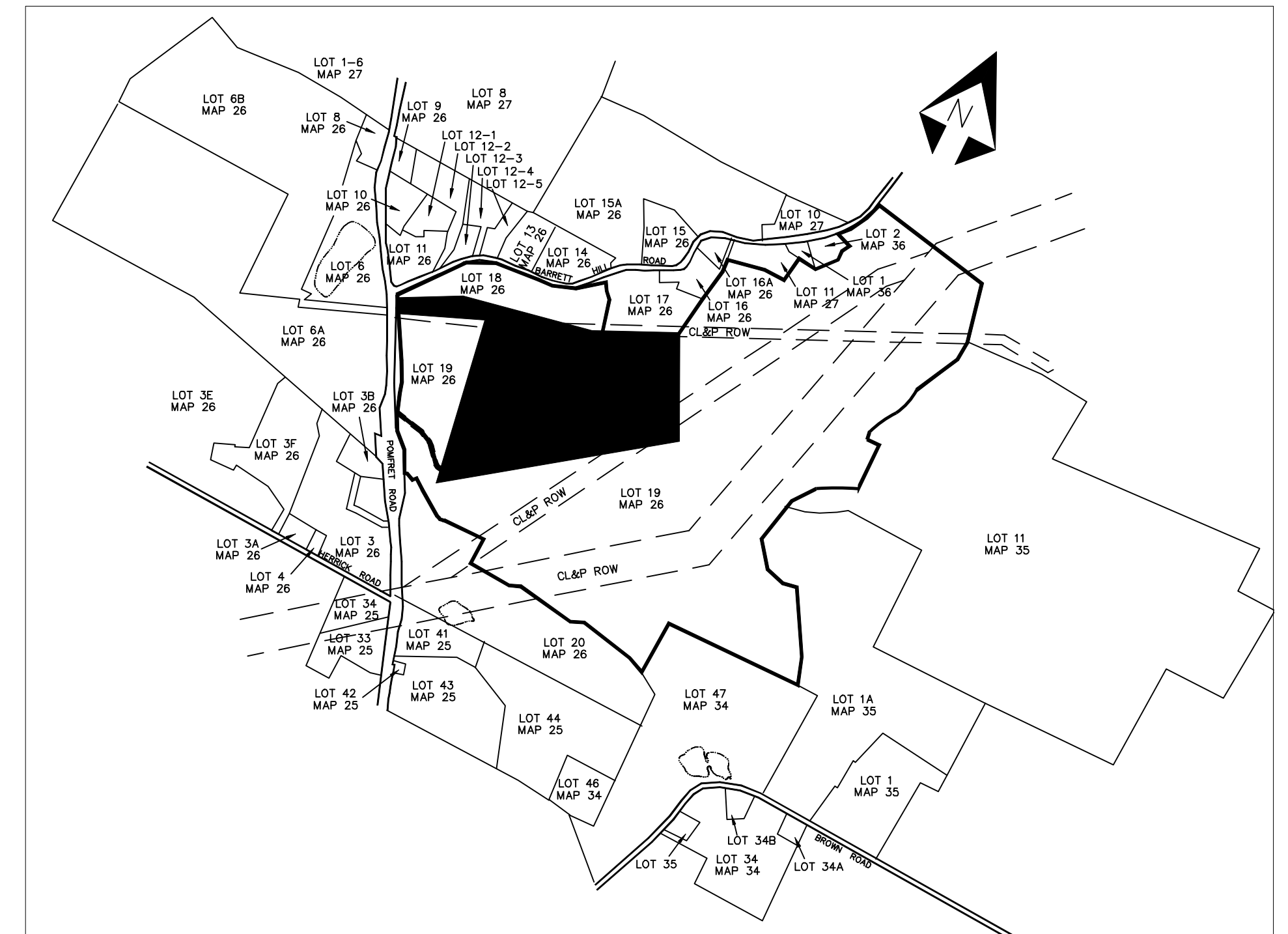
PLAN



SECTION

PAVED REFUELING PAD

NOT TO SCALE



LOCATION PLAN

SCALE: 1"=1000'

**SEQUENCE OF OPERATIONS
EROSION AND SEDIMENTATION CONTROL**

THE SITE

The site is located on the east side of Route 169 and South of Barrett Hill Road in Brooklyn, CT. The rock mining has occurred on this site for at least 30 years. The rock mining operation will involve 2 areas approximately 3.4 & 1.5 acre each in size. There are presently excavated areas and stockpiles of stone within the areas of excavation, but due to site grading and the inherent nature of rock quarrying, no erosion has taken place. There is some topsoil stockpiled on the site. Vegetation in the areas being excavated consists of mixed hardwood and softwood. The highest point within the excavation area is about 446 feet above sea level. The sites are presently served by a gravel access road from Route 169 and also being served through another gravel access road through other land of Paul Sansoucy. No buildings are proposed. No material shall be imported to the site for processing.

THE PROPOSAL

The plan calls for the removal and processing of approximately 96,000 cubic yards of stone over a 20 - 30 year period. The bottom of the newly excavated area will have a final grade of 0.5%. The side slopes of the excavation will be no greater than 50%. For safety reasons, vertical slopes will be avoided. Processing equipment will consist of an excavator. The stone is sorted by hand after it is broken up by an excavator. Blasting shall be limited to twice per year to loosen the rock after obtaining the appropriate permit from the Fire Marshal. Access to and from the site shall be strictly limited to the two existing access roads on the west side of the site. The Planning & Zoning Commission reserves the right to review the fencing needs. The site is extremely well buffered from Route 169, Barrett Hill Road and surrounding properties. The subject site is surrounded on all but the northeast line by other land of Paul Sansoucy, the owner of the subject parcel. Substantial buffers as shown on the plans wherein no earth or rock removal will be allowed shall be maintained to minimize visual and noise impacts. Traffic to and from the site shall be limited to employees, visitors and a maximum of two haul trucks per day, five days per week. There will be approximately five employees on the site at any given time. Employees will park passenger vehicles on existing gravel access roads. There are no water supply or septic systems proposed. Potable water shall be provided in bottles. A port-o-john will be provided on-site for employees. No public utilities are proposed for the site.

EROSION & SEDIMENT CONTROL / ENVIRONMENTAL CONCERNS:

A buffer of 400 feet (minimum) will separate the proposed activity from any adjacent dwellings. These buffers will be left with natural vegetation. A buffer of 50 feet will separate the operations from wetlands. The 125' upland review area shall be monitored periodically.

All disturbed areas will be treated with 4" of topsoil applied as soon as they are brought to final grade (if timing corresponds to seeding dates). Lime will be applied at the rate of 100 lbs./ 1000 sq. ft., 10 - 10 - 10 fertilizer will be worked into the soil and the following seed mix will be spread:

Creeping red fescue	0.45
Redtop	0.05
Crown vetch w/ innoculant	0.35

The approximate area to be seeded is 60,000 square feet. Other area will be seeded in similar fashion as they are brought to final grade. Seeding dates shall be April 1 through June 1, or August 15 through September 1.

NOTE: If hydroseeder is used rather than conventional methods, seed application rates will be increased by 10% and lime and fertilizer will be applied with the seed mix.

Hay or straw mulch will be applied to treated areas at 75-lbs./1000 sq. ft., and held in place with suitable netting materials (If hydroseeded, mulch will be included in the mix).

To control any sediment which might be generated by the proposed activity, an earthen berm or silt fence will be installed at the lower edge of the excavation.

No hazardous material including fuel, oil or gas shall be stored on site.

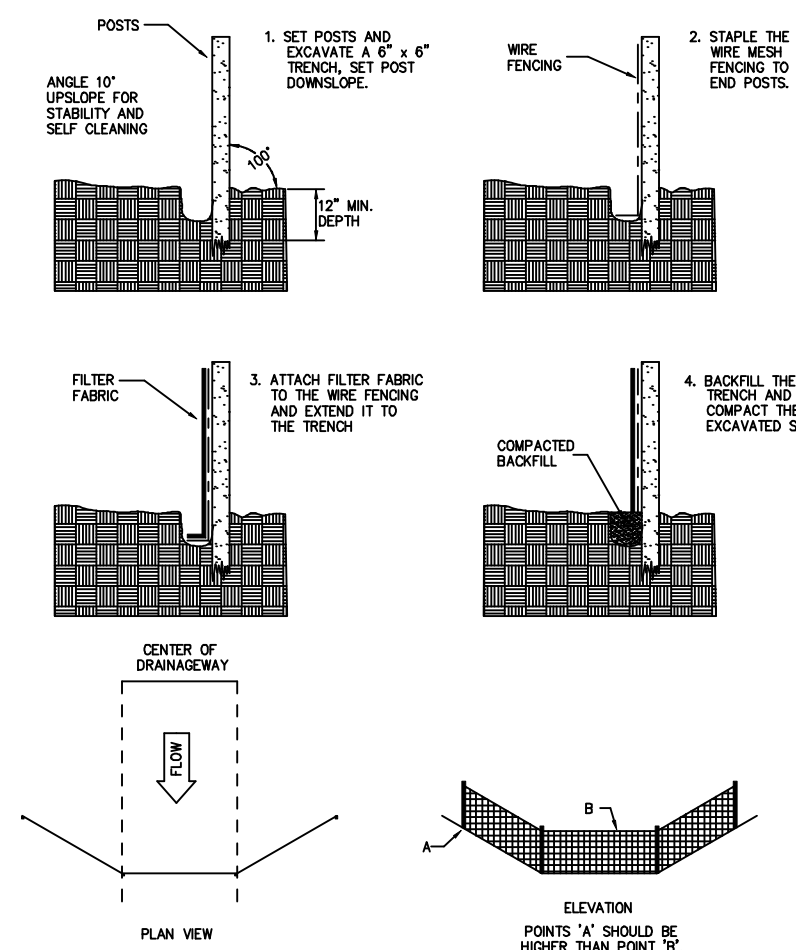
Dust control within the access road will be practiced as needed to prevent nuisances. The use of calcium chloride for dust control shall be kept to a minimum. Sodium chloride shall not be used. The application of coarse gravel to the road in conjunction with occasional wetting should adequately control dust.

Responsibility for implementation of this plan shall rest with

Paul Sansoucy
Sansoucy Quarries
P.O. Box 917
Dayville, CT 06241
860-779-9099

MAP REFERENCE:

- "Plan of Land Surveyed for Henry Riseman in the Town of Brooklyn, Connecticut - Scale: 1"=200' - Dated December 21,1951 - Prepared by William W. Pike, Surveyor"
- "Connecticut State Highway Department - Right of Way Map Town of Brooklyn, Canterbury - Brooklyn Road from the Town Hall Northerly to Barrett Hill Road Route No. 93 - Scale: 1"=40' - Dated May 31, 1934"
- "State of Connecticut Department of Transportation Bureau of Highways - Town of Brooklyn - Route 169 - from Herrick Road Northerly 1500' Construction Proj 19-82 - Dated October/November 1990"
- "The Hartford Electric Light Company - Map Showing Right of Way for Transmission Lines Across the Property of Clara B. Williams et al. - Town of Brooklyn - Scale: 1"=100' - Dated November 1926"
- "The Hartford Electric Light Company - Map Showing Right of Way for Transmission Lines Across the Property of Charles J. Riley - Town of Brooklyn - Scale: 1"=300' - Dated November 1926"
- "Location of Right of Way of The Connecticut Light and Power Company Across the Property of Josephine C. Gorman - Town of Brooklyn - Scale: 1"=200' - Dated Febuary 1936 - Sheets 1 of 2 & 2 of 2"
- "Location of Right of Way of The Connecticut Light and Power Company Across the Property of Charles J. Riley - Town of Brooklyn - Scale: 1"=200' - Dated Febuary 1936"



SILT FENCE
NOT TO SCALE

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

Expiration date per Sec. 8.26C,
Connecticut General Statutes: _____

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT 06214

September 17, 2014

CERTIFIED # 93 72199 9993 7033 4303 4220

Paul Sansoucy
P.O. Box 917
Dayville, CT 06241

RE: Notice of Decision - Gravel Special Permit, Pomfret Road, Assessor's Map 26, Lots 19A and 19, RA Zone, 45 acres.

Dear Mr. Sansoucy:

At the recent September 16, 2014 special meeting of the Brooklyn Planning and Zoning Commission your application SP014-002 Paul Sansoucy, Pomfret Road, Map 26, Lots 19A and 19, RA Zone, 45 acres, Gravel Special Permit was approved in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

- That all plans be updated with current professional signatures and any references to previous permits be eliminated for clarity prior to filing on the land records.
- No use of Barrett Hill Road by motor vehicle engaged in quarrying or transporting stone.
- Quarrying shall be between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday only. Repairs of machinery shall not be considered part of the quarrying operation.
- Not more than 7,000 cubic yards of material to be removed per year.
- Blasting shall not occur more than two times per year with the necessary permit from the fire marshal. Blasting shall be done by a licensed blaster.
- Not more than 5 employees to work on the site at any one time. The owner, Paul Sansoucy, shall not be considered an employee.
- A certificate of general liability insurance with bodily injury liability and property damage liability of \$1,000,000 for each accident or occurrence to be provided prior to recording of the Special Permit and filed each year as part of the permit renewal.
- The owner and/or operator of quarry to post a bond of \$25,000 payable to the Town of Brooklyn to ensure compliance with these conditions and the approval including the approved reclamation plan. The status of the bond shall be reviewed yearly as part of the permit renewal.

Page 1 of 2

9. The Special Permit shall be valid for a period of five years from the date of approval but must be renewed annually in accordance with Sec. 13.7 of the Brooklyn Zoning Regulations. Such permit may be continued an additional five years (for a total of ten years) upon the written request of the permittee prior to the expiration of the original permit and upon a determination by the commission that the permittee has adhered to the approved application including all submitted plans, materials and testimony.

10. All conditions to be binding upon Paul Sansoucy and any agents, servants, heirs, successors, and assigns of those who gain an interest or ownership in the real estate and quarry on subject parcels.

A legal notice of this approval was published in The Bulletin on Thursday, September 18, 2014. Please note that this approval of the Brooklyn Planning and Zoning Commission may be appealed for a fifteen-day period following the publication of the legal notice.

Please put the approval letter on the plans and submit a draft set of final plans to the Land Use Administrator for checking prior to recording.

It is your duty to file the enclosed record of special permit and plan set on maps with the Brooklyn Town Clerk at your expense. The special permit is not valid until it is filed. This special permit will expire on September 16, 2019.

If you have any questions, please call the Land Use Department at (860-779-3411).

Respectfully,
Jana Roberson
Jana Roberson, AICP
Land Use Officer

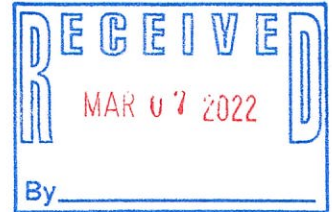
Page 2 of 2

REVISIONS		
DATE	DESCRIPTION	BY
01/05/2022	NO CHANGES TO THIS PAGE	AWW
10/26/2017	NO CHANGES TO THIS PAGE	JES
8/10/2016	NO CHANGES TO THIS PAGE	JES
10/1/2014	ADDED CONDITIONS ON APPROVAL LETTER. REMOVED 2003 RESTRICTIONS	JES
9/2/2014	NO CHANGES TO THIS PAGE	JES
8/4/2014	CURRENT CONDITIONS	JES
10/18/2004	REVISED PER CONDITIONS OF AGREEMENT	KBF

Detail Sheet
Prepared For
PAUL SANSOUCY
POMFRET ROAD (ROUTE #169)
BROOKLYN, CONNECTICUT

KWP associates
DAVID A. SMITH, P.E. #14173 DATE _____

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
SCALE: NOT TO SCALE
DATE: 8/18/2003
SHEET: 3 OF 3



TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 3/7/2022 Check # 143 Application #ZRC 22-001

Application Fee: \$250 250 State Fee: \$60 60 Publication Fee: ~~\$600~~ 150 Total: 460

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Core Holdings LLC Phone (954)224-1976

Mailing Address 174 West Quasret Rd, Woodstock, CT 06281

email : zlabonte@gmail.com

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 4.C.2.5

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

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Proposal to add item 3. Self-storage facility as a special permit (PZC) use in the Restricted Business Zone.

REASON FOR REQUEST:

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

Zachary Labonte, Zachary Labonte

PRINT SHOP - A retail establishment that provides duplicating services such as using photocopy, blueprint, and digital equipment, including collating of booklets and reports.

PRIVATE SCHOOL - Any building or group of buildings, including dormitories, the use of which meets State requirements for elementary, secondary, or higher education and which secures the major part of its funding from any non-governmental agency and is accredited by the Connecticut Commission on Independent Schools, (CIS) of the New England Schools and Colleges Association, or by any successor organization to these Associations adopting substantially similar accreditation standards.

REHABILITATION - The act of bringing property back into a state of sound structural and useful condition in work of such scope that a building permit is required.

RESIDENTIAL USES - See *"Dwelling Related Terms"*.

RESTAURANT - See *"Food Service Related Terms"*.

RESUBDIVISION - See *"Subdivision-Related Terms"*.

RETAIL BUILDING - A building in which more than 30% of the floor area is used for retail sales and display.

RETAIL STORE - A building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store.

RETAIL USE - The sale or display of merchandise for direct consumption or use by the purchaser.

ROOMING HOUSE - See *"Lodging-Related Terms"*.

ROUTINE MAINTENANCE - Activities that typically occur on a periodic basis in order to keep a property in good condition such as, but not limited to, painting, shingling, and siding, but specifically excluding repairs that:
(1) change the floor area, height, or footprint of a building;
(2) change a roof line or roof type; or
(3) add or remove parts of the building envelope.

SECONDARY USE: - See *"Principal versus Accessory"*.

SEDIMENT - Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

EXISTING
↳

SELF-STORAGE FACILITY - A building or group of buildings containing separate, individual, and private storage spaces of varying sizes available for lease or rent for varying periods of time.

SETBACK - See *"Yards versus Setbacks"*.

SF – Square foot or square feet.

4.C. RESTRICTED BUSINESS ZONE

4.C.1. PURPOSE

The Restricted Business (RB) Zone is intended only for uses that generate low volumes of traffic. The zones are located along State Highways that have limitations with regard to holding capacity, sight line and general safety. This zone attempts to allow commercial activity that does not overburden the road and its ability to serve through traffic.

4.C.2. PERMITTED PRINCIPAL USES

4.C.2.1. AGRICULTURAL-RELATED USES	
1. Removable Farm Stands in accordance with Sec. 6.L.5.	No Permit Required
4.C.2.2. RESIDENTIAL-RELATED USES	
1. One (1) single family dwelling per lot in conformance with the requirements of R-30 zone	Zoning Permit (Staff)
2. One duplex building per lot.	Zoning Permit (Staff)
3. Multi-family development in accordance with Section 6.E.	Special Permit (PZC)
4.C.2.3. BUSINESS-RELATED USES	
1. Retail Use up to a maximum retail floor area of 500 square feet for each individual establishment (existing structures are exempt from this limitation).	Site Plan Review (PZC)
2. Retail Use up to a maximum retail floor area of 2,000 square feet for each individual establishment except that that the maximum floor area for retail use may be waived by a three-quarters affirmative vote of the membership present provided: <ul style="list-style-type: none"> a. the applicant can provide information verifying suitability of the parcel, supporting utilities, access roads, and suitability in the neighborhood context for the proposed retail operation, and b. A change of tenants requires review by the Commission to insure that the original conditions still apply. 	Special Permit (PZC)
3. Personal Services	Site Plan Review (PZC)

(continued on next page)

(continued from previous page)

4. Restaurant, but not fast food restaurant or drive in restaurant, with less than 1,000 SF floor area	Site Plan Review (PZC)
5. Restaurant, but not fast food restaurant or drive in restaurant, with 1,000 SF floor area or more	Special Permit (PZC)
6. Office – Business or Administrative with less than 10,000 SF floor area	Site Plan Review (PZC)
7. Office – Business or Administrative with 10,000 SF floor area or more	Special Permit (PZC)
8. Licensed Health Service with less than 10,000 SF floor area.	Site Plan Review (PZC)
9. Licensed Health Service with 10,000 SF floor area or more.	Special Permit (PZC)
10. Bank	Special Permit (PZC)
11. Child Day Care Center / Adult Day Care Center	Site Plan Review (PZC)
12. Health and/or Membership Club	Site Plan Review (PZC)
13. Indoor Sports and Recreation	Special Permit (PZC)
14. Automotive Service Station	Special Permit (PZC)
4.C.2.4. MIXED USES	
1. Mixed use development (business and residential uses in separate buildings)	Permit determined by uses
2. Mixed occupancy building(s)	Permit determined by uses
4.C.2.5. INDUSTRIAL-RELATED USES	
1. Light Industry	Special Permit (PZC)
2. Storage and Distribution of bulk products: landscaping products, heating oil, propane, building products on properties, by special permit.	Special Permit (PZC)
4.C.2.6. INSTITUTIONAL-RELATED USES	
1. Municipal facilities for the Town of Brooklyn	Site Plan Review (PZC)
2. Museum	Site Plan Review (PZC)
3. Education Center up to a maximum floor area of 1,000 square feet.	Site Plan Review (PZC)
4. Education Center up to a maximum floor area of 2,000 square feet except that that the maximum floor area may be waived by a three-quarters affirmative vote of the membership present provided: a. the applicant can provide information verifying suitability of the parcel, supporting utilities, access roads, and suitability in the neighborhood context for the proposed operation, and b. A change of tenants requires review by the Commission to insure that the original conditions still apply.	Special Permit (PZC)
5. Place of worship	Special Permit (PZC)

4.C

BUSINESS ZONES RESTRICTED BUSINESS ZONE

BROOKLYN ZONING REGULATIONS
Effective July 30, 2020

4.C.2.7. OTHER USES

- | | |
|--|----------------------|
| 1. Utility facilities such as electrical substations, sewer pump stations, water tanks, and similar facilities whether as a principal use or an accessory use. | Special Permit (PZC) |
|--|----------------------|

While uses not listed are prohibited, the Commission recognizes that it is not always possible to list every conceivable use that might be considered appropriate in each zone.

Uses not listed as a permitted use in a zone that are related or equivalent to a listed use and meet the stated intent may be permitted subject to interpretation and approval by the Planning and Zoning Commission.

4.C.3. PERMITTED ACCESSORY STRUCTURES AND USES

4.C.3.1. ACCESSORY TO A BUSINESS	
1. Off-street parking facilities in accordance with Section 7.B.	Site Plan Review (PZC)
2. Signs in accordance with Section 7.A.	Zoning Permit (Staff)
3. Containers provided it meets setbacks allowed for accessory structures.	Site Plan Review (PZC)
4.C.3.2. ACCESSORY TO A DWELLING	
1. Home office in accordance with Section 6.A.2.	No Permit Required
2. Family Day Care Home when accessory to an existing residence.	No Permit Required
3. Group Day Care Home when accessory to an existing residence.	Zoning Permit (Staff)
4.C.3.3. ACCESSORY TO A FARM	
1. Not permitted	
4.C.3.4. OTHER ACCESSORY STRUCTURES AND USES	
1. Automobile Sales when accessory to an approved Automotive Service Station	Special Permit (PZC)
2. Small solar energy systems mounted flush to a roof in accordance with Section 6.N.	No Permit Required
3. Small solar energy systems installed other than flush to a roof in accordance with Section 6.N.	Site Plan Review (PZC)

4.C.4. AREA AND DIMENSIONAL STANDARDS

4.C.4.1. LOT STANDARDS

- | | |
|-------------------------|---|
| 1. Minimum Lot area | 20,000 square feet
(or the area of the existing lot
of record, if it is smaller) |
| 2. Minimum Lot width | None |
| 3. Minimum Lot frontage | None |

4.C.4.2. SETBACK STANDARDS

	Principal Building	Accessory Building
1. Minimum Front Yard Setback	20 feet	20 feet
2. Minimum Side Yard Setback	15 feet	10 feet
3. Minimum Rear Yard Setback	15 feet	10 feet

4.C.4.3. BUILDING STANDARDS

- | | |
|---|----------------|
| 1. Maximum Building Width | None |
| 2. Maximum Building Height | 35 feet |
| 3. Maximum Building Size (gross floor area) | None |

4.C.4.4. COVERAGE STANDARDS

- | | |
|------------------------|-------------------|
| 1. Building Coverage | 20 percent |
| 2. Impervious Coverage | 80 percent |

4.C.4.5. POSSIBLE EXCEPTIONS

1. See Section 8.A for possible exceptions to these dimensional requirements