

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

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

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|--|--|
| 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 | or Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541 |
| Dial: 1-646-558-8656 | |
| Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting | |

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting March 15, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices: None.**
 - b. **New Public Hearings: None.**
 - c. **Continued Public Hearings: None.**
 - d. **Other Unfinished Business:**
 - 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. ***Public Hearing scheduled for April 19, 2022. No discussion.***
- VII. New Business:**
 - a. **Applications:**
 - 1. **SPR 22-001:** A proposal for a Bed & Breakfast with improvements visible from the road at 42 Hyde Road, Village Center Zone, Applicant: Robert & Kelly Bellavance.
 - 2. **ZRC 22-002:** Request to amend Zoning Regulations Sec. 7.A.3.4. to allow hanging signs in the Planned Commercial (PC) Zone, Applicant: The Ice Box (Matt & Jenn Nemeth).
 - b. **Other New Business:**
 - 1. Review of “opt-out” provisions in Public Act 21-29.
 - 2. Review of Affordable Housing Plan draft to date.
 - 3. Preliminary discussion re: setback requirements for accessory structures.
- VIII. Reports of Officers and Committees:**
 - a. Staff Reports
 - b. Budget Update
 - c. Correspondence
 - d. Chairman’s Report
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, 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 | |

MINUTES

- I. Call to Order** – Carlene Kelleher, Vice Chair, called the meeting to order at 6:33 p.m.
- II. Roll Call** – Carlene Kelleher, Allen Fitzgerald, Lisa Herring, Sara Deshaies, John Haefele (all present in person). Michelle Sigfridson (present via Zoom). J.R. Thayer and Seth Pember were absent.

Staff Present (in person): Jana Roberson, Director of Community Development; Austin Tanner, First Selectman (arrived at 6:35 p.m.).

Also Present in Person: Bruce Woodis, KWP Associates; J.S. Perreault, Recording Secretary.

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

III. Seating of Alternates

Motion was made by A. Fitzgerald to seat Lisa Herring and Sara Deshaies as Voting Members for this meeting (March 15, 2022).

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (4-0-0).

IV. Adoption of Minutes: Meeting March 2, 2022

Motion was made by A. Fitzgerald to approve the Minutes of the Regular Meeting of March 2, 2022, as presented.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (6-0-0).

V. Public Commentary – None.

VI. Unfinished Business:

a. Reading of Legal Notices

J. Roberson read aloud the Legal Notice for SP 22-001.

b. **New Public Hearings:**

1. **SP 22-001:** Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy.

Bruce Woodis, Surveyor with Archer and KWP Surveyors, represented the Applicant and gave an overview:

- He provided copies of the site plan to Commission Members (copies had also been included in packets).
- The Rimoczys are in the process of building a home for themselves on the property. Septic system is already installed and approved by the Health Department.
- They are proposing to build an accessory apartment above the garage. Mr. Woodis noted that this is permitted by special permit
- Mr. Woodis stated that the following were also included in packets to Commission Members: rudimentary floor plans/building plans; Health Department approval letter; IWWC approval letter.
- Mr. Woodis stated that the two abutting property owners were notified and he submitted the certified mail receipts to Ms. Roberson. Ms. Roberson noted that one is the Conservation District.

QUESTIONS/COMMENTS FROM COMMISSION MEMBERS & STAFF:

- **J. Haefele** asked Mr. Woodis if there had been any trouble with violations over the course of the construction. Mr. Woodis stated there had not been and that it has gone pretty smoothly so far.
- **J. Roberson** commented that she has documentation that the Applicant had been issued a special exception to the Public Health Code. Mr. Woodis explained that it is required to apply to the State when you hook two separate buildings into a single septic system. Ms. Roberson explained that the septic system was designed to accommodate the flows from two separate structures which allowed them to be granted this special exception. There was discussion.

There was no public comment.

Motion was made by A. Fitzgerald to close the public hearing for **SP 22-001:** Special Permit for Accessory Apartment at 190 Wolf Den Road, Applicant: JP Rimoczy.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (6-0-0).

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, Brooklyn Self Storage, LLC, was present via Zoom.

QUESTIONS/COMMENTS FROM COMMISSION MEMBERS & STAFF:

- **J. Roberson** explained that she had prepared a second draft (dated 3-10-2022) to include additional criteria as discussed by the Commission: Section 6.B.3.4 – Post Approval Modification.

- **C. Kelleher** voiced concern that the draft language did not address the renovation of an existing building that had already been approved for use.
- **J Haefele** stated, for the record, that he had reviewed the Minutes from the previous meeting (March 2, 2022) which he did not attend. Mr. Haefele voiced concern that the draft language did not address doing a renovation and changing the character of the building.

Ms. Roberson agreed that the two concerns raised were not addressed in the draft and suggested that “or renovation” be added. There was discussion and the Commission Members agreed upon the following language:

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 and/or renovation 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 and/or renovated;
 - b. has the same or smaller building mass (height, width, and depth) as the building being replaced and/or renovated;
 - c. has the same number of stories or fewer stories as the building being replaced and/or renovated; and
 - d. is of similar architectural style as the building being replaced and/or renovated or is similar to the architectural style of other agricultural buildings in the vicinity, as determined by the Commission.

Mr. Woodis was provided a copy of the draft language (it had been sent to Mr. Archer). Ms. Roberson stated that the revised draft language would have the date of March 15, 2022.

Dan Sullivan stated that it seems reasonable.

There was no public comment.

Motion was made by A. Fitzgerald to close the public hearing for **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.**
 Second by S. Deshaies. No discussion.
 Motion carried unanimously by voice vote (6-0-0).

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.**

Ms. Roberson explained that the survey had been received. Margaret Washburn had done the site inspection, said that everything is in order (bond is still in place, insurance info was submitted) and sent Mr. Sansoucy a letter stating that he would need to restart the process in 2024 for the IWWC. Ms. Roberson stated that it may be for the PZC also (under the new Regulations).

Motion was made by A. Fitzgerald to renew **GBR 21-004**: Gravel Bank Renewal for Sansoucy Quarries, 248 Pomfret Road, Assessor's Map 26, Lots 19 & 19A, Applicant: Paul Sansoucy, for an additional two years the existing Gravel Special Permit originally issued in 2014. The next permit renewal date is January 8, 2024. The renewal procedure shall be as specified in Section 6.O.7 of the Brooklyn Zoning Regulations.

Second by S. Deshaies.

There was discussion regarding how Mr. Sansoucy runs a professional operation and that he is nice to work with. Ms. Roberson commented that they produce a lot of waste rot because they sell a really high-end product, however, they have started selling it (intermediate and modified riprap).

Motion carried unanimously by voice vote (6-0-0).

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.

Motion was made by A. Fitzgerald to approve **ZRC 21-003**: Request to change Zoning Regulations concerning Adaptive Re-Use of an Agricultural Building, Sec. 6.B.3, Applicant: Brooklyn Self Storage, LLC, as revised on 3-15-2022, to amend portions of Sec. 6.B.3 of the Zoning Regulations concerning Adaptive Reuse of an Agricultural Building with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

Second by J. Haeefe.

There was discussion regarding the date of publication. Ms. Roberson explained about the appeals period. Motion carried unanimously by voice vote (6-0-0).

3. **SP 22-001**: Special Permit for Accessory Apartment at 190 Wolf Den Rd., Applicant: JP Rimoczy.

Motion was made by A. Fitzgerald to approve the Special Permit application of JP Rimoczy for an Accessory Apartment within the detached garage at 190 Wolf Den Road, identified in the files of the Brooklyn Land Use Office as SP 22-001, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.C.2. of the Zoning Regulations and is consistent with the Special Permit criteria outlined in Sec. 9.D.5 of the Zoning Regulations. Such approval includes the following conditions:

1. The Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by the Commission Chair shall be recorded along with the Record of Special Permit in the office of the Town Clerk.

Second by S. Deshaies. No discussion.

Motion carried unanimously by voice vote (6-0-0).

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.

Motion was made by J. Haeefe to schedule the public hearing for 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 for the regular meeting of the Planning and Zoning Commission to be held on April 19, 2022 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by L. Herring. No discussion.

Motion carried unanimously (6-0-0).

b. **Other New Business:** None.

VIII. Reports of Officers and Committees

Ms. Roberson commented that the full results of the Affordable Housing Public Input Survey had been e-mailed and are also available on the website. She is still working on the Draft Affordable Housing Plan and will provide a preliminary draft to Commission Members by Friday (3-18-2022). She explained the gap analysis developed by NECCOG.

Chair, M. Sigfridson did not have anything to report.

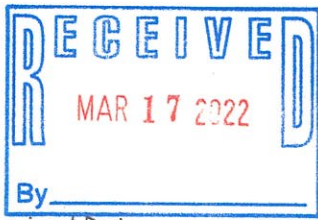
IX. Public Commentary – None.

X. Adjourn

C. Kelleher adjourned the meeting at 7:12 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application #SPR 22-001
Check# 131

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Robert & Kelly Bellavance Phone 774-757-7712
Mailing Address 42 Hyde Rd Brooklyn, CT 06234 Phone 617-947-2460

Name of Owner Robert & Kelly Bellavance Phone 774-757-7712
Mailing Address 42 Hyde Rd Brooklyn, CT 06234 Phone 617-947-2460

Name of Engineer/Surveyor _____
Address _____
Contact Person _____ Phone _____ Fax _____

Property location/address 42 Hyde Rd Brooklyn, CT 06234
Map # 25 Lot # 46 Zone VC Total Acres 6.4

Proposed Activity We desire to make this property an owner-occupied Bed & Breakfast establishment. It will contain 3 bedrooms available to the public plus 1 bedroom for the owners for a total of 4 bedrooms

Change of Use: Yes No _____ If Yes, Previous Use Private Residences
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 \$ 300⁰⁰ State Fee (\$60.00) 60 3 copies of plans _____ Sanitary Report _____ \$50 Legal Notice
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 _____ 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: R. Joseph Bellavance Date 3/17/22

Owner: _____ Date _____

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

Permit Request Cover Page

Introduction:

As the new owners of 42 Hyde Rd in Brooklyn, CT we would like to introduce ourselves to the Zoning Commission and our new community. We purchased 42 Hyde Rd in May 2021 with the intention of restoring this beautiful, historic property and sharing it with others. Our goal is to open an owner-occupied Bed & Breakfast the community will be proud to call its own.

Prior to coming to this community we spent over 50 combined years working in higher education assisting young people achieve their dreams of a college education. We have been fortunate to have traveled to more than 30 states and several foreign countries during our tenure in higher education. We continue to enjoy travel and meeting new people. We now wish to welcome travelers to experience this beautiful property and community.

Statement of Use

When we purchased the property, it was listed as a five-bedroom, primary home situated on 6.4 acres. Our desire, and the request of this zoning permit, is to convert our home into an owner occupied, 3-bedroom bed & breakfast establishment. When completed the home will have the same footprint currently seen in the officially surveyed site plan. No additional outbuildings or additions to the current footprint are being requested.

Current & Proposed Changes

As previously stated, there are no structural changes proposed that will impact the original footprint of our home. We are completing the process of creating a new owner's living quarters above the carriage house, renovating a new kitchen as well as adding a full bathroom on the first floor. We have also added a new generator to our property to protect ourselves and future guests against sudden and unexpected lapses in power. The generator is located in the back of our property behind two fully mature trees. However, as agreed to with the town's zoning officer we have agreed to plant several Sweetspire plants around the generator to further shield it from the main road.

Built in 1870 our home is not feasibly structured to install central air conditioning, a desired component for ourselves and potential guests. As such we installed mini splits in two of the bedrooms last summer not realizing the compressor situated at the base of the home was a required zoning permit item. It would have been our desire to have the condenser positioned on the back side of the home but due to home features such as built-in bookshelves and window positioning this was the better solution. It is our desire to provide a lattice fencing around the structure this spring and front it with a climbing rose bush creating better curb appeal.

In the next phase of planning we wish to replace the current three dormers in the middle section of our home (see provided drawing of new structure). This area of the home has suffered significant water damage and much of the plaster around the windows' interior needs replacement. We wish to replace the three dormers with one continuous dormer across the middle house section providing additional interior head space while maintaining the current window structures on the outside. This will allow us to combine two internal rooms into a third guest room with a full private bath in this section. At the same

time we wish to replace the current foyer porch roof that is heavily tarred and leaks significantly. There is extensive damage to portions of the wood that squares the roof base. We wish to keep a similar look to this porch roof but rather than have a flat roof we wish to raise the roof to follow the current triangular pitch seen on the front façade. The roof will be shingled with similar shingles seen on the rest of the home. This will allow rain to wash off the pitched design reducing future wood rot and leaking.

To continue our desire to provide air conditioning for ourselves and guests we wish to insert two additional compressors – one on each side of our new foyer porch area, which will each support two new mini splits completing our transition to a new, more highly efficient heating and cooling system. Though only one compressor will be seen from the street we will provide lattice fencing and climbing rose bushes to front both new compressors, providing our guests and the community a more visually appealing experience.

Parking & Traffic Estimates

Our bed & breakfast establishment will have a total of three guest bedrooms. As such we anticipate no more than three guest vehicles at any given point at our establishment. We anticipate full occupancy on most weekends in the fall season with additional weekend occupancy throughout the year. We anticipate less occupancy during the week. As such we will provide two guests parking spots parallel to the circular driveway on the right under the cedar trees. A third guest parking spot will be perpendicular to the circular driveway next to the parallel spots also under the cedar trees. Traffic impact will be minimal to local residents and visualization of parked vehicles will have minimal impact to neighbors because of the mature cedar trees currently present. Our owner vehicles will be parked in front of the one-car carriage house garage at the back of the property.

Outdoor Lighting & Signage

We are presently exploring low-voltage outdoor lighting to provide our guests with a safe, evening experience. We anticipate providing low-to-ground lighting along the walking paths from the driveway to the foyer porch. This light will be seen from the street but not provide light beyond the walking paths. We wish to install a wooden sign at the base of our driveway that will be no larger than 3' in height x 3' width and stand no higher than 7' from the ground. The sign will be positioned near the present hedge and stone structure at the end of the driveway. This position is set approximately 8' back from the road and aligned with the present hedges bordering the property. A light affixed to the top of the sign will point down to illuminate the sign while minimizing additional light to the area.

Garbage & Recycling

Our garbage and recycling bins will be kept inside and/or behind our carriage house garage out of view from the public except when brought to the curb on pick up days.

Utility Screening

As previously stated, it is our intention to provide the best possible curb appeal for our neighbors and guests. As such we will be planting 4 Sweetspire plants to further shield our new generator this spring. We intend to shield all new mini split compressors visible from the road with a combination of lattice fencing and climbing rose bushes to provide additional color to our landscaping. The lattice fencing will be painted the same colors as the house utilizing the selected yellow body or white trim colors.

Conclusion

During the past year we have been greeted by so many community members who have an affinity to this home. Many have stated the number of times they've driven by this home and admired it from afar for its history. We are truly proud to be a part of this home's history and to restore it to its former self. As we noted many times to family and friends – it has great bones, it just needs some tender loving care and restoration. We are excited to bring this home back to life and share it with our community and all those who pass through. We hope you'll consider helping us to share it with others.

Sincerely,
Joe & Kelly Bellavance
42 Hyde Rd
Brooklyn, CT 06234

Pictures



Proposed site for new B&B sign between hedge and stone structure



Guests parking under cedar trees (pictured from roadway at end of driveway)



Proposed owner parking in back utilizing carriage house garage and additional parking behind trees (view from end of driveway at road front)



Mini split to be screened with lattice and climbing rose bush



Generator to be screened with Sweetspire bushes



Current view of middle of house – proposed new full dormer and new foyer roof (see drawing) New mini split condensers to be placed in front of column between sections on the left and between window sets to right of porch. Both to be screened with lattice and climbing rose bushes.



Pathway from parking to foyer porch for proposed lighting #1



Pathway from parking to foyer porch for proposed lighting #2

Sample Menu for Bed & Breakfast at
42 Hyde Road, Brooklyn CT
Joe & Kelly Bellavance

Pancakes

Bacon

Sausage

Homefries/Hashbrowns

Egg Casseroles

French Toast Bakes

Oatmeal

Fruit Salads

Various Baked Items: Breads, Muffins, Cakes

Assorted Juices

Tea, Coffee, Hot Chocolate



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

November 15, 2021

Robert & Kelly Bellavance
42 Hyde Road
Brooklyn, CT 06234

B100/APPLICATION

SUBJECT: FILE #5004551 -- HYDE ROAD #42, MAP #25, LOT #46, BROOKLYN, CT

Dear Robert & Kelly Bellavance:

On July 13, 2021 this department received an application proposing to change house to owner occupied Bed & Breakfast to your property.

Based on the additional information provided 11/12/2021 and paperwork in our files this request has been approved under the following conditions:

1. Owner to verify exact location of septic.
2. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

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

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

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official

General Notes

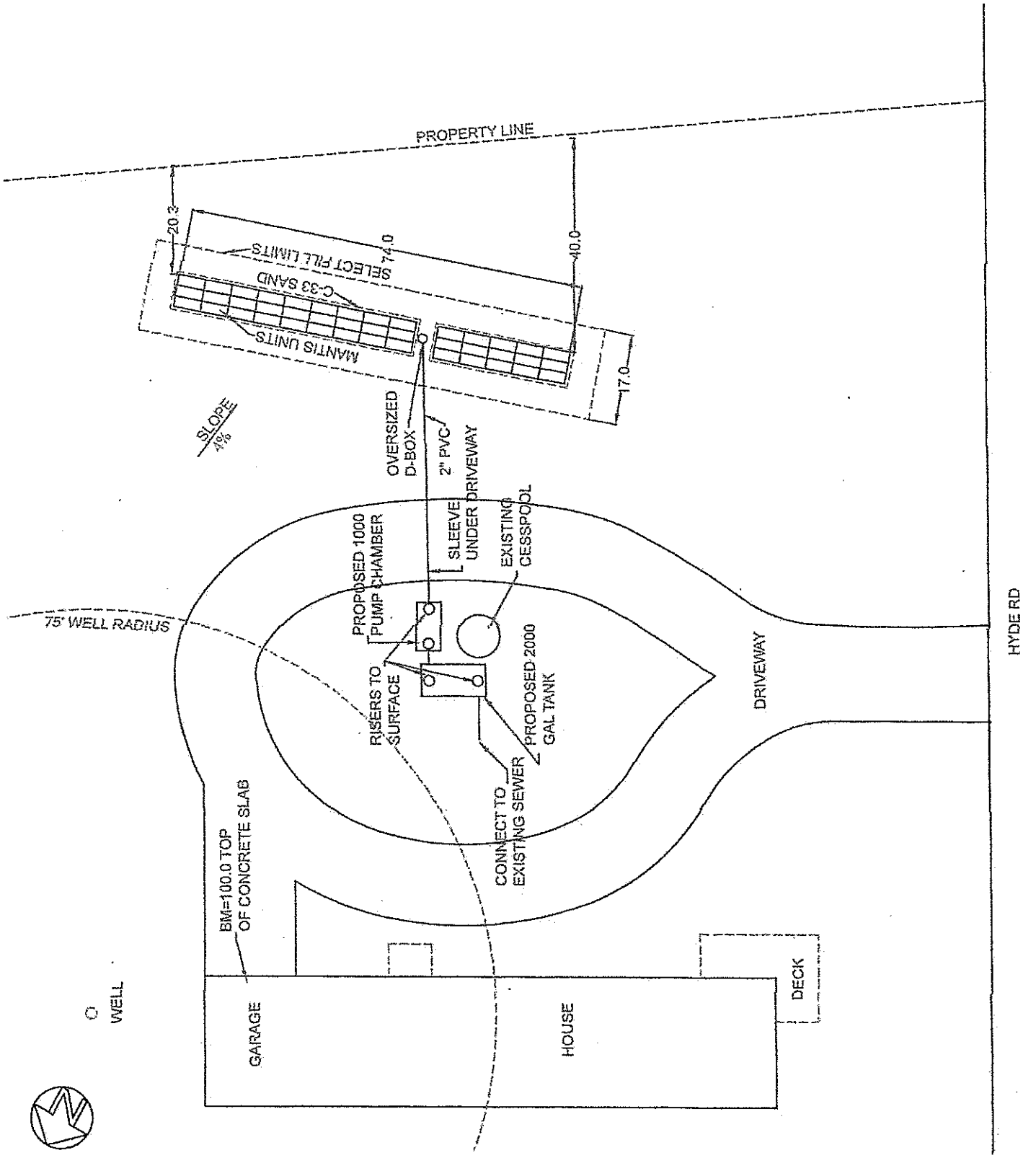
REPAIR: 6 BEDROOM
 -EXISTING TANK
 -COLLAPSED AND FILL
 -PROPOSED 2000 GAL 2
 COMPARTMENT TANK
 -742.5 SQ. FT OF
 LEACHING REQ. 70 LF OF
 MANIT'S DW-58: 11.6SF/LFX
 70LF=812 SF
 MLSS=HF=30' FF=2.25
 PF=1
 = 67.5'
 ELEVATIONS:
 TANK IN=92.27'
 TANK OUT=92.02'
 PUMP CHAMBER IN=91.50'
 EX GRADE ALONG
 TRENCH=94.29'
 BOTTOM OF
 MANTIS=93.37'
 MANTIS FL=93.87'
 FILE # 5004551

| No. | Revision/Issue | Date |
|-----|----------------|------|
| | | |
| | | |

HILLTOP CONTRACTORS
 32 RAILROAD ST.
 POMFRET CTR CT 06259
 860-234-6794 CELL
 860-315-5441 OFFICE

Project Name and Address
 ROBERT & KELLY
 BELLAVANCE
 42 HYDE RD BROOKLYN, CT

| | |
|-----------|----------|
| Sheet No. | 1 OF 2 |
| Date | 11-12-21 |
| Scale | 1"=25' |



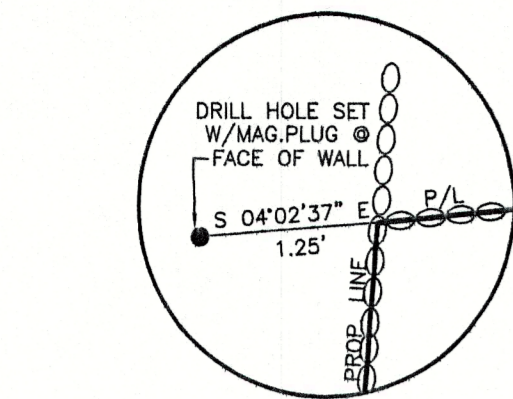


Privacy
Fencing

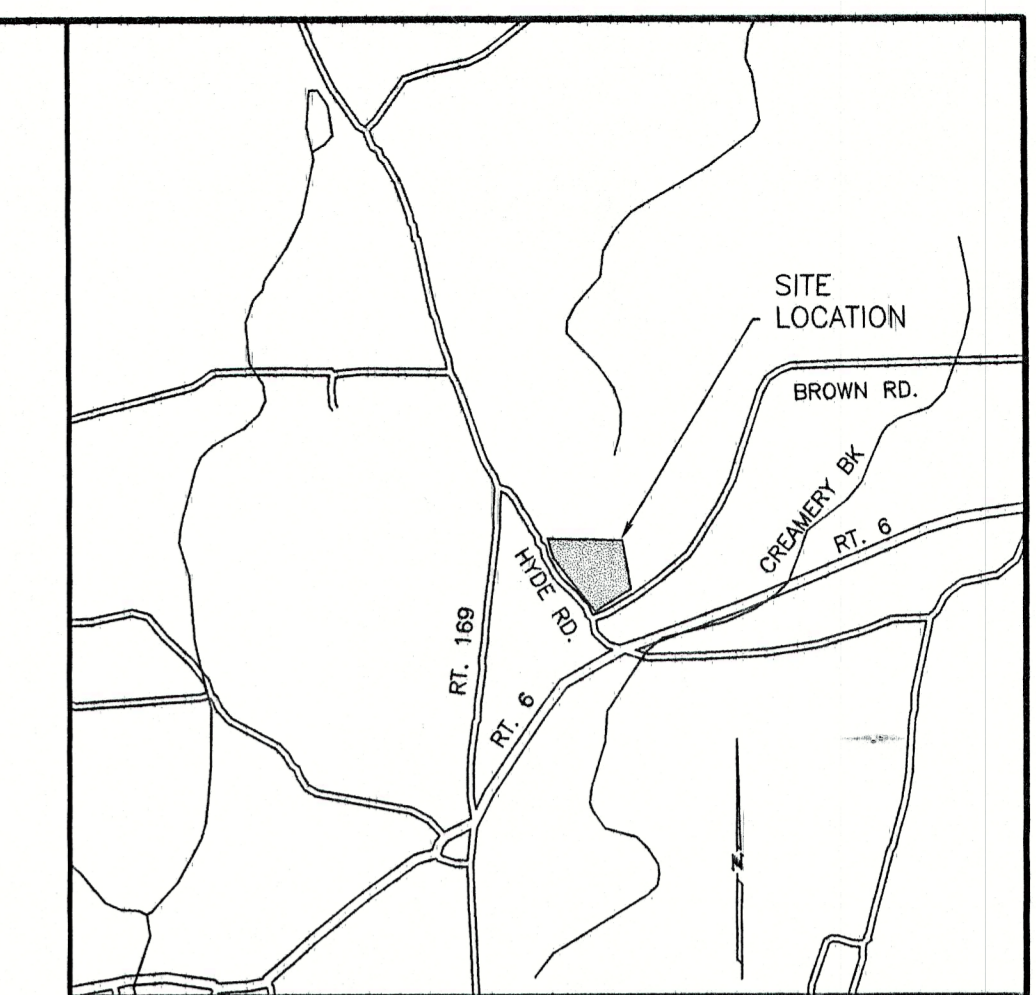
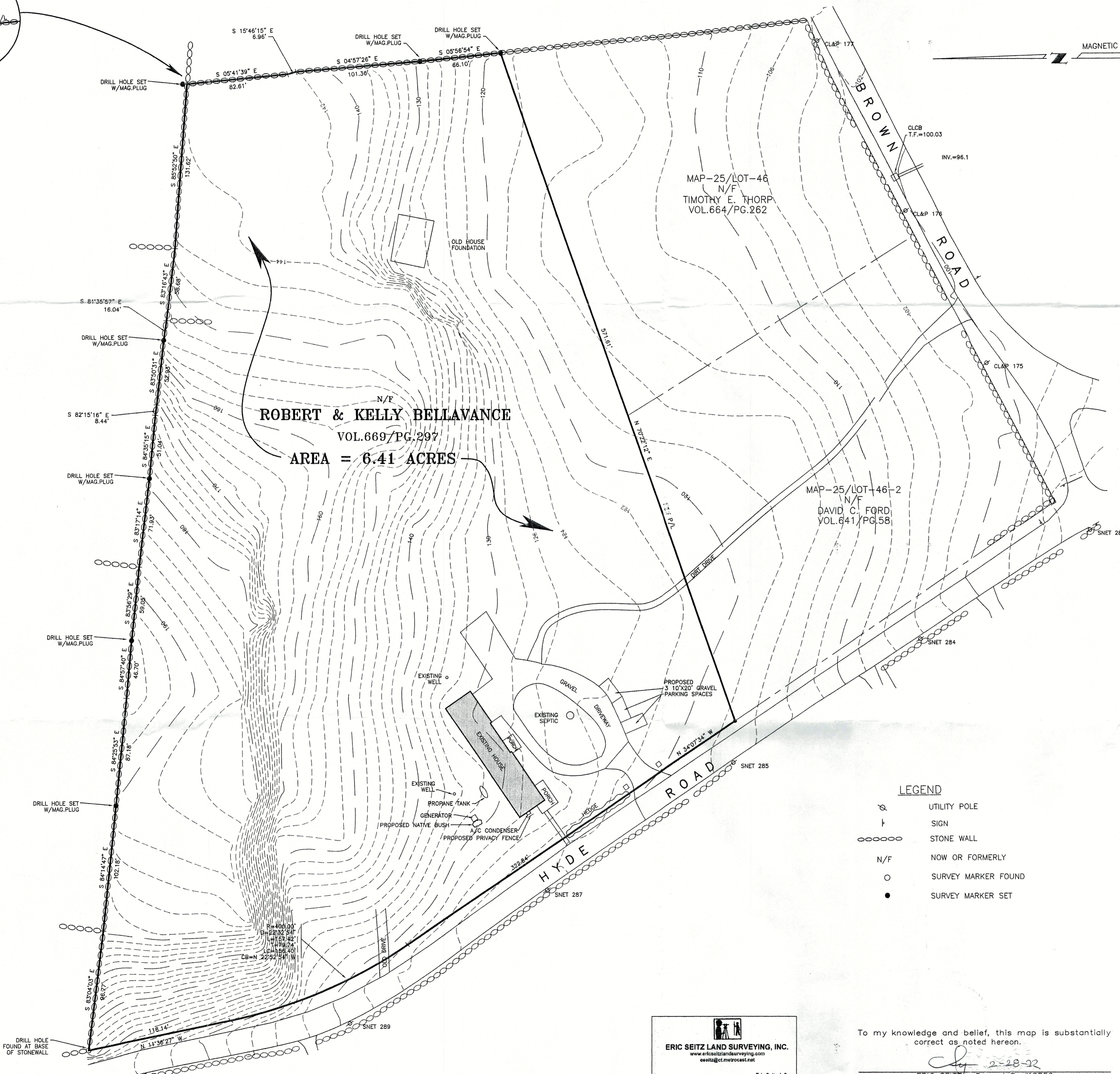
Privacy
Fencing

RECEIVED
MAR 17 2022
By _____

MAP-25/LOT-47
N/F
THE LEARNING CLINIC, INC.
VOL.227/P.270



MAP-25/LOT-45
N/F
CAROL K. BARD
VOL.445/P.101



LOCATION PLAN

MAGNETIC SEPTEMBER 2010

NOTES:

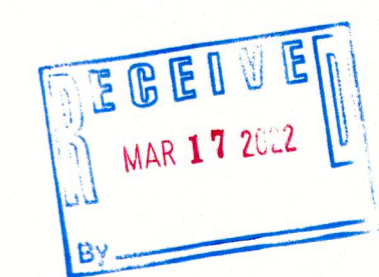
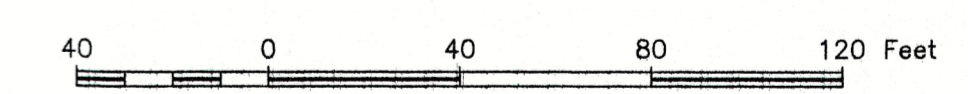
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - Survey Type: IMPROVEMENT LOCATION SURVEY
 - This survey conforms to a Class "A-2" horizontal accuracy
 - Boundary Determination Category: DEPENDENT RESURVEY
 - The intent of this survey is to
- Reference deed for locus parcel VOL.669/P.297
- Not valid without a live signature and embossed seal.
- Locus parcel located within an VILLAGE CENTER Zoning District.
- LOCUS PARCEL NOT LOCATED IN 100 YEAR FLOOD ZONE-A.
- PROPERTY LINE GEOMETRY CLOSURES COMPUTED 10-18-2015
- This survey is based exclusively on accepted standards of surveying practice and does not express any opinion regarding the existence or validity of any unrecorded and/or disputed rights that may result from adverse possession, adverse use, prescription, abandonment, implication, necessity, estoppel, or any other principles of law or judicial interpretation that are not readily apparent from a review of the clear language of the deeds and other instruments that form the basis of this survey. Similarly, the inclusion or omission in this survey of any reference, description, landmark, structure, object, or other physical feature should not be construed as an opinion of the legal significance or insignificance of any such reference, description, landmark, structure, object, or other physical feature.

REFERENCE MAPS:

- "PLAN OF LAND OF NATHALIE REEVE VANDEVENTER AND THE ESTATE OF GLADYS REMSEN VANDEVENTER BAXTER IN BROOKLYN, CONN. SCALE 1"=100' JULY 28, 1954 SURVEYED BY WILLIAM PIKE
- "LAND OF ELISABETH KERLEY BROOKLYN, CONN. SCALE 1"=100' W.K.PIKE 1939
- "MAP-25 LOT-46 PROPERTY SURVEY PREPARED FOR DAVID C. KETTELLE & DERWIN P. ANTHONY 42 HYDE ROAD BROOKLYN CONNECTICUT SCALE 1"=40' SEPTEMBER 2010 SHEET 1 OF 1
- "MAP-25 LOT-46 PROPERTY SURVEY PREPARED FOR DAVID C. KETTELLE & DERWIN P. ANTHONY 42 HYDE ROAD BROOKLYN CONNECTICUT SCALE 1"=40' APRIL 2011 SHEET 1 OF 1

LEGEND

- UTILITY POLE
- SIGN
- STONE WALL
- NOW OR FORMERLY
- SURVEY MARKER FOUND
- SURVEY MARKER SET



MAP-25 LOT-46 & LOT 46-1
IMPROVEMENT LOCATION SURVEY
PREPARED FOR
ROBERT & KELLY BELLAVANCE
42 HYDE ROAD
BROOKLYN CONNECTICUT
SCALE 1"=40' FEBRUARY 2022
SHEET 1 OF 1

ERIC SEITZ LAND SURVEYING, INC.
www.ericseitzlandsurveying.com
eseitz@ctmetrocast.net

P.O. Box 166
Jewett City, CT 06351

Eric Seitz, L.S.,
President
(860) 378-3349

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

Eric Seitz 2-28-22
ERIC SEITZ, Conn. L.S. #18856
860-378-3349

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 3/31/2022 Check # 1050 Application #ZRC 22-002
Application Fee: \$250 State Fee: \$60 Publication Fee: \$600 \$150
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant The Ice Box (Matt & Jenn Nemeth) Phone 860-235-5087
Mailing Address 131 Day Street

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 7.A.3.4

If more than one Article is requested please attach separate sheet for each one Signs Permitted in the Planned Commercial Zone

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE: A Proposal to add a new Sec. 3 and renumber subsequent sections accordingly.
-See attached

REASON FOR REQUEST: The Hanging sign provision is in other zones and, if adopted, would enhance the Planned Commercial Zone to be more consistent.

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

Request to add NEW Sec. 7.A.3.4.3 and renumber subsequent sections accordingly

A proposal to allow hanging signs in the Planned Commercial Zone.

Sec. 7.A.3.4. Signs Permitted in the Planned Commercial Zone

3. **Hanging Sign** - One (1) hanging sign shall be permitted per public roadway or driveway entrance provided that:

- a. The area of any hanging sign shall not exceed four (4) square feet.
- b. Any hanging sign shall be connected to the structure and protrude perpendicularly from the structure.
- c. No portion of any such hanging sign shall interfere with pedestrian or vehicular traffic.

*Renumber subsequent sections accordingly.

TOWN OF BROOKLYN

Expenditure Report

From Date: 7/1/2021

To Date: 3/31/2022

Fiscal Year: 2021 - 2022

| Account Number | Description | Adj. Budget | Current | YTD | Balance | Encumbrance | Budget Bal | %Bud |
|---------------------|--|--------------------|-------------------|-------------------|--------------------|-------------------|-------------------|---------------|
| 1005.41.4153.51620 | Planning & Zoning-Wages PT | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 1005.41.4153.51900 | Planning & Zoning-Wages-Rec. Secretary | \$3,150.00 | \$2,100.00 | \$2,100.00 | \$1,050.00 | \$1,050.00 | \$0.00 | 0.00% |
| 1005.41.4153.53020 | Planning & Zoning-Legal Services | \$10,000.00 | \$1,925.00 | \$1,925.00 | \$8,075.00 | \$0.00 | \$8,075.00 | 80.75% |
| 1005.41.4153.53200 | Planning & Zoning-Professional Affiliations | \$110.00 | \$110.00 | \$110.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 1005.41.4153.53220 | Planning & Zoning-In Service Training | \$500.00 | \$0.00 | \$0.00 | \$500.00 | \$0.00 | \$500.00 | 100.00% |
| 1005.41.4153.53400 | Planning & Zoning-Other Professional Services | \$500.00 | \$0.00 | \$0.00 | \$500.00 | \$0.00 | \$500.00 | 100.00% |
| 1005.41.4153.55400 | Planning & Zoning-Advertising & Legal Notices | \$500.00 | \$943.70 | \$943.70 | (\$443.70) | \$0.00 | (\$443.70) | -88.74% |
| 1005.41.4153.55500 | Planning & Zoning-Printing & Publications | \$1,000.00 | \$0.00 | \$0.00 | \$1,000.00 | \$0.00 | \$1,000.00 | 100.00% |
| 1005.41.4153.55800 | Planning & Zoning-Transportation | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 1005.41.4153.56900 | Planning & Zoning-Other Supplies | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 1005.41.4153.56950 | Planning & Zoning-State Marshal Surveyor/Support | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Grand Total: | | \$15,760.00 | \$5,078.70 | \$5,078.70 | \$10,681.30 | \$1,050.00 | \$9,631.30 | 61.11% |

End of Report

TOWN OF BROOKLYN

Revenue Report

From Date: 7/1/2021

To Date: 3/31/2022

Fiscal Year: 2021 - 2022

| Account Number | Description | Adj. Budget | Current | YTD | Balance | Encumbrance | Budget Bal | %Bud |
|---------------------|------------------------|----------------------|---------------------|---------------------|---------------------|---------------|---------------------|---------------|
| 1005.00.0000.42203 | Planning & Zoning Fees | (\$10,000.00) | (\$3,207.00) | (\$3,207.00) | (\$6,793.00) | \$0.00 | (\$6,793.00) | 67.93% |
| Grand Total: | | (\$10,000.00) | (\$3,207.00) | (\$3,207.00) | (\$6,793.00) | \$0.00 | (\$6,793.00) | 67.93% |

End of Report