Brooklyn Inland Wetlands Commission
Regular Meeting Agenda
Tuesday, July 12, 2022
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.

In-Person: **Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT** **For fully vaccinated persons, masks are optional. For persons not fully vaccinated, masks are required.**		
Online: **Click link below:** https://us06web.zoom.us/j/82435574137	**OR**	**Go to Zoom.us ,** **click Sign In** **On the top right, click Join a Meeting** **Enter meeting ID:** 824 3557 4137 **Enter meeting password:** 038430
Phone: Dial 1 646 558 8656 US Toll **Enter meeting number:** 824 3557 4137 **Enter meeting password:** 038430 **You can bypass attendee number by pressing #**		

Call to Order:

Roll Call:

Seating of Alternates:

Public Commentary:

Additions to Agenda:

Approval of Minutes:

1. Regular Meeting Minutes 6/14/22.

Public Hearings:

1. None.

Old Business:

1. **061422B – 170 South Street – Map 40 Lot 11 – Jeff Fontaine.** Construction of 6,000 sq ft storage/maintenance building with septic system, well, driveway, utility service, drainage, and site grading.

New Business:

1. **156 Darby Road – Map 36 Lot 49 - Joseph C. Kettelle.** Show Cause Hearing for Violation and Cease and Desist Order issued on 7/6/22 for site work consisting of depositing fill in the upland review area and/or wetlands.
2. **104 Elliott Road - Map 18 Lot 10 – Ken Phillips.** Pond dredging started without a permit.
3. **IWWC 22-001 – Louise Berry Drive – Shane Pollock and Erin F. Mancuso. Modification of 020921A: Shane Pollock and Fran Mancuso, Applicants/Owners; Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area.**

Communications:

3. Wetlands Agent Monthly Report.
4. Budget Update.

Public Commentary:

Adjourn:

_____

Richard Oliverson, Chairman

RECEIVED
JUN 08 2022
Date
By

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Application # 061422B

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT BROOKLYNS COUNTRYVIEW RESTAURANT, LLC MAILING ADDRESS 170 SOUTH STREET, BROOKLYN, CT 06234
APPLICANT'S INTEREST IN PROPERTY OWNER PHONE 860 230 6848 (JEFF FONTAINE) EMAIL

PROPERTY OWNER IF DIFFERENT SAME PHONE
MAILING ADDRESS EMAIL

ENGINEER/SURVEYOR (IF ANY) PC SURVEY ASSOCIATES, LLC / KILLINGLY ENGINEERING ASSOCIATES
ATTORNEY (IF ANY)

PROPERTY LOCATION/ADDRESS 170 SOUTH STREET, BROOKLYN, CT 06234
MAP # 40 LOT # 11 ZONE R-30 GCO TOTAL ACRES 11.58 ACRES OF WETLANDS ON PROPERTY 0.8 +/-

PURPOSE AND DESCRIPTION OF THE ACTIVITY CONSTRUCTION OF 6000 S.F. STORAGE/MAITENANCE BUILDING WITH SEPTIC SYSTEM, WELL, DRIVEWAY, UTILITY SERVICE, DRAINAGE AND SITE GRADING

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED N/A CUBIC YDS SQ FT
EXCAVATION PROPOSED N/A CUBIC YDS SQ FT
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE N/A OFF SITE
TOTAL REGULATED AREA ALTERED: SQ FT 12,000 ACRES 0.28
(UPLAND REVIEW AREA)
EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): NONE CONSIDERED N/A

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

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

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

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

APPLICANT: x DATE 6/6/22

OWNER: x DATE 6/6/22

Revised 10/25/16

REQUIREMENTS

✓ APPLICATION FEE $ 150 STATE FEE ($60.00) $60.50 = $55 NOA

_____ COMPLETION OF CT DEEP REPORTING FORM

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

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

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

_____ COMPLIANCE WITH THE CONNECTICUT EROSION & SEDIMENTATION CONTROL MANUAL

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

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

ADDITIONAL INFORMATION/ACTION NEEDED:

_____

_____

_____

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

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

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

STAFF USE ONLY:

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

_____ PERMIT REQUIRED:

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

_____ CHAIR, BROOKLYN IWWC _____ WETLANDS OFFICER

_____ AUTHORIZED BY IWWC

_____ SIGNIFICANT ACTIVITY/PUBLIC HEARING

_____ NO PERMIT REQUIRED

_____ OUTSIDE OF UPLAND REVIEW AREA

_____ NO IMPACT

_____ CHAIR, BROOKLYN IWWC _____ WETLANDS OFFICER

_____ TIMBER HARVEST

Inland Water Resources Division
Department of Environmental Protection
79 Elm Street, 3rd Floor
Hartford, CT 06106-5127
www.ct.gov/dep

GIS CODE #: _____
For DEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

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

1. DATE ACTION WAS TAKEN (use drop-down box): Year Month
2. ACTION TAKEN (use drop-down box):
3. WAS A PUBLIC HEARING HELD? (select one only) ☐ Yes ☐ No
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

   (print): (signature) _____

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

5. TOWN IN WHICH THE ACTION IS OCCURRING: BROOKLYN

   Does this project cross municipal boundaries? (select one only) ☐ Yes ☒ No

   If Yes, list the other town(s) in which the action is occurring:
6. LOCATION: USGS Quad Map Name (see hyperlink): DANIELSON

   Quad Number (see hyperlink): 43

   Subregional Drainage Basin Number (see hyperlink): 3700
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER: BROOKLYNS COUNTRYVIEW RESTAURANT
8. NAME & ADDRESS/LOCATION OF PROJECT SITE: 170 SOUTH STREET, BROOKLYN, CT 06234

   Briefly describe the action/project/activity: ☐ Temporary ☒ Permanent

   CONSTRUCTION OF STORAGE/MAINTENANCE BUILDING
9. ACTIVITY *PURPOSE* CODE (Use drop-down box): D
10. ACTIVITY *TYPE* CODE(S) (Use drop-down box) 1 , 2 , 12 , 14
11. WETLAND / WATERCOURSE AREA ALTERED [must be provided in acres or linear feet as indicated]:

    Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND REVIEW AREA ALTERED [must be provided in acres]: 0.4 acres
13. AREA OF WETLANDS AND / OR WATERCOURSES RESTORED, ENHANCED OR CREATED: 0 acres
    [must be provided in acres]

PART III: To Be Completed By The DEP

DATE RECEIVED: DATE RETURNED TO DEP:

FORM COMPLETED: ☐ YES ☐ NO FORM CORRECTED / COMPLETED: ☐ YES ☐ NO

ABUTTERS LIST – MAP 40 , LOT 11 - 170 SOUTH STREET, BROOKLYN, CT

MAP 40 , LOT 9
PETER WOLAK, TRUSTEE – EVERGREEN WILDLIFE FOUNDATION LAND TRUST
134 SOUTH STREET, BROOKLYN, CT 06234

MAP 40 , LOT 12
KA&G DEVELOPMENT, LLC
15 WOODLAND AVENUE, BALTIC, CT 06330

MAP 40 , LOT 12-1
ADVANTA IRA SERVICES, LLC
15 WOODLAND AVENUE, BALTIC, CT 06330

MAP 40 , LOT 13
ROBERT HARRY PERRY, SR.
202 SOUTH STREET, BROOKLYN, CT 06234

MAP 40 , LOT 14
RACHEL MARIE FORTIN
23 FORTIN DRIVE, BROOKLYN, CT 06234

MAP 41 , LOT 129
PINEDALE FARM, LLP
278 SPERRY ROAD, BETHANY, CT 06524

JOSEPH R. THEROUX
~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENT
DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

WETLAND

4/21/22

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

ATTN: MR. PAUL TERWILLIGER

RE: COUNTRY VIEW RESTAURANT WETLAND DELINEATION, 170 SOUTH STREET, BROOKLYN, CT.

DEAR MR. TERWILLIGER,

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

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

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

FLAG NUMBERS WF-1 THRU WF-18 DELINEATE THE BOUNDARY OF THE PALUSTRINE FORESTED WETLANDS LOCATED TO THE NORTH OF THE DRIVING RANGE.

THESE SOILS ARE CHARACTERIZED BY THICK ORGANIC TOPSOIL HORIZONS, SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

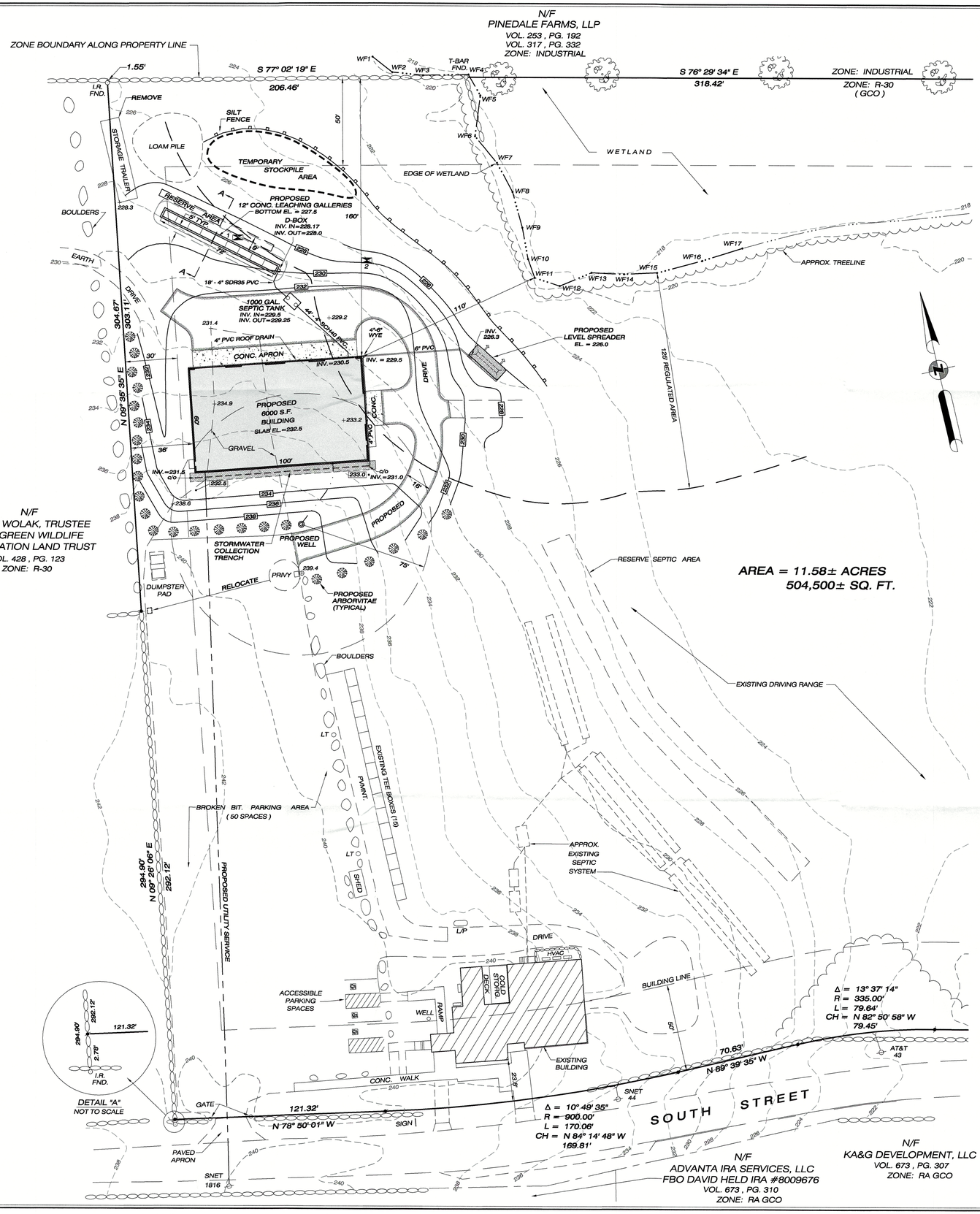
THESE SOILS HAVE FORMED DUE TO THE PROLONGED WETNESS FROM THE HIGH SEASONAL WATER TABLE AND GROUNDWATER BREAKOUT.

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

THANK YOU,

Joseph R. Theroux

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



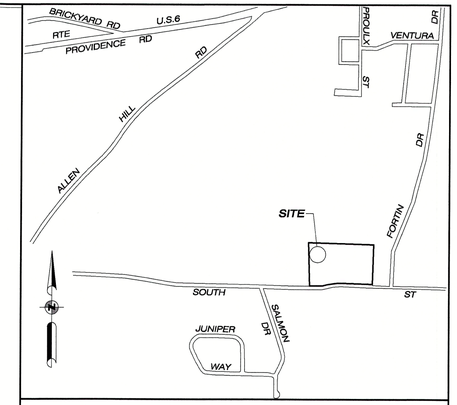
ZONE: R-30 GOLF COURSE OVERLAY DISTRICT

	REQUIRED	EXISTING	PROPOSED
AREA	30,000 S.F.	504,500± S.F.	504,500± S.F.
FRONTAGE	110'	881'±	881'±
FRONT SETBACK	50'	23.8' *	369.5'±
SIDE SETBACK	30'	150'±	36'
REAR SETBACK	50'	>500'	160'

* EXISTING NON-CONFORMING SETBACK

EXISTING USE: RESTAURANT / DRIVING RANGE
PROPOSED ADDITIONAL USE: EQUIPMENT STORAGE AND MAINTENANCE (NOT FOR PUBLIC USE)

PARKING:
RESTAURANT: 1 SPACE / 3 SEATS = 75 SEATS / 3 = 25 SPACES
DRIVING RANGE: 1 SPACE / TEE BOX = 15 TEEBOXES = 15 SPACES
EMPLOYEE SPACES: 7
ACCESSIBLE SPACES: 3
TOTAL SPACES PROVIDED: 50
NOTE: PROPOSED ADDITIONAL USE REQUIRES NO ADDITIONAL SPACES



LOCATION MAP 1" = 1000'

LEGEND

- STONE WALL
- WIRE FENCE
- FENCE REMAINS IN TREE
- +229.6 EXISTING SPOT GRADE
- • 232.5 PROPOSED SPOT GRADE
- 232 EXISTING CONTOUR
- 232 PROPOSED CONTOUR
- EROSION CONTROL BARRIER
- TEST PIT

NOTES:

1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "B". TOPOGRAPHIC FEATURES WITHIN THE AREA OF DEVELOPMENT WERE DERIVED FROM FIELD SURVEY AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS "T-2". TOPOGRAPHIC FEATURES OUTSIDE THE AREA OF DEVELOPMENT WERE TAKEN FROM NOAA LIDAR DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS "T-D". CONTOUR INTERVAL = 2 FEET. VERTICAL DATUM = APPROX. NAVD88. THE PURPOSE OF THIS MAP AND SURVEY IS FOR USE IN THE PERMITTING PROCESS FOR THE PROPOSED IMPROVEMENTS DEPICTED.

2. REFERENCE MAPS:
   A. PROPERTY SURVEY PLAN PREPARED FOR JOHN M. BOYLE - ALLEN HILL ROAD & SOUTH STREET, BROOKLYN, CONNECTICUT - SCALE: 1"=150' - DATE: 6/15/1999 - REVISED 10/25/2001 - BY: KWP ASSOCIATES
   B. PERIMETER SURVEY PREPARED FOR ROLAND FORTIN - FORTIN DRIVE, BROOKLYN, CONNECTICUT - DATE: JULY 2003 - SCALE: 1"=80' - BY: ARCHER SURVEYING, LLC
   C. PERIMETER SURVEY PREPARED FOR 170 SOUTH STREET, LLC - SOUTH STREET, BROOKLYN, CONNECTICUT - DATE: NOVEMBER 2017 - SCALE: 1"=40' - BY: PC SURVEY ASSOCIATES, LLC

3. REFERENCE IS MADE TO A DEED TO BROOKLYN'S COUNTRYVIEW RESTAURANT, LLC RECORDED IN VOL. 604, PG. 240 OF THE BROOKLYN LAND RECORDS.

4. AREA FROM THE STREET LINE DEPICTED TO THE CENTERLINE OF SOUTH STREET WAS GRANTED TO THE TOWN OF BROOKLYN FOR ROADWAY PURPOSES. AS OF THE DATE OF THIS SURVEY, THE DEED OF CONVEYANCE HAS NOT BEEN RECORDED IN THE BROOKLYN LAND RECORDS AND IS IN THE POSSESSION OF THE TOWN OF BROOKLYN LAND USE OFFICE.

5. SUBJECT PROPERTY IS SHOWN AS MAP 40, LOT 11 OF THE BROOKLYN ASSESSOR'S RECORDS.

6. INLAND WETLANDS WERE FIELD DELINEATED BY JOSEPH R. THEROUX IN APRIL 2022.

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

PAUL A. TERWILLIGER, L.S. NO. 20155 — 5/31/2022 DATE

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

STATE OF CONNECTICUT · NORMAND THIBEAULT, JR. · No. 22834 · LICENSED PROFESSIONAL ENGINEER

RECEIVED JUN 8 2022

RECEIVED JUN 8 2022

Killingly Engineering Associates
114 Westcott Road, Dayville, Connecticut 06241
P.O. Box 421, 860 779 7299
NORMAND THIBEAULT, JR., P.E. No. 22834 — 6/6/2022 DATE

GENERAL LOCATION SURVEY

SITE PLAN
OF PROPOSED BUILDING
TO BE LOCATED ON LAND OF
BROOKLYN'S COUNTRYVIEW RESTAURANT, LLC

170 SOUTH STREET
BROOKLYN , CONNECTICUT
DATE: MAY 2022
SCALE: 1" = 30'

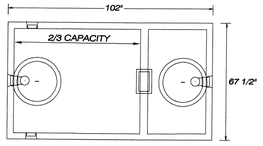
0 15' 30' 60' 90'

SURVEYING · MAPPING · PLOT PLANS · TOPOGRAPHY · SUBDIVISION · LAND RECORD RESEARCH

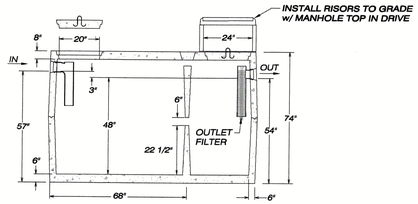
email: pcsurvey@snet.net
63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 1 OF 2
REVISED:

JOB NO: 22016 | F.B. NO: 229 | DRAWN BY: P.A.T. | MAP NO:

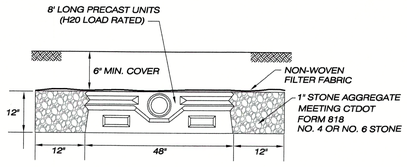


PLAN VIEW

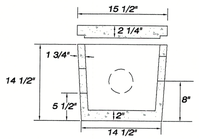


DESIGN NOTES
1) JOINTS TO BE SEALED WITH BUTYL RUBBER SEALANT.
2) INLETS AND OUTLETS TO HAVE STATE-APPROVED SEALS.
3) MEETS H20 WHEEL LOAD REQUIREMENTS.
4) MUST MEET ASTM 1227
5) CONCRETE STRENGTH SHALL BE 5000 PSI. MIN. 28 DAYS

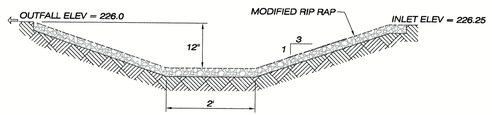
1000 GALLON - H20 TWO-COMPARTMENT SEPTIC TANK
N.T.S.



FLOWDIFFUSOR TRENCH SECTION
N.T.S.



DISTRIBUTION BOX
N.T.S.



LEVEL SPREADER
NOT TO SCALE

SOIL TEST DATA - 4/26/2022 BY N.D.D.H.

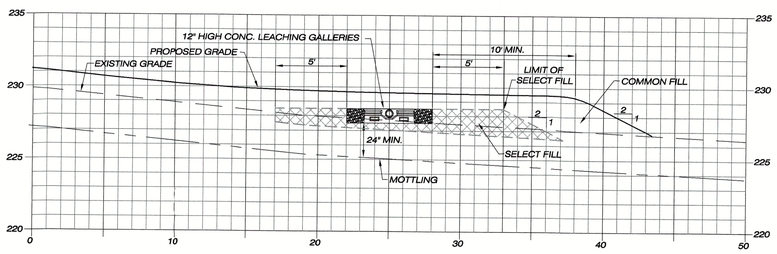
TP1
0-8" TOPSOIL
8-32" REDDISH BROWN FINE LOAMY SAND
32-88" GRAY COMPACT FINE LOAMY SAND, PAN
MOTTLING AT 32"
NO WATER
NO LEDGE

TP2
0-12" TOPSOIL
12-32" REDDISH BROWN FINE LOAMY SAND
32-52" MOTTLED TAN FINE LOAMY SAND
52-86" GRAY COMPACT LOAMY SAND w/ ROCKS
MOTTLING AT 32"
LEDGE AT 88"

PERCOLATION TEST B:

TIME	READING
10:33	3"
10:40	6"
10:42	9"
10:44	11"
10:46	12.5"
10:48	DRY

PERCOLATION RATE: 1.33 MIN./INCH @ 32" DEPTH



LEACHFIELD CROSS-SECTION A-A
SCALE: 1"=5'

SEPTIC SYSTEM NOTES

PERC RATE: 1.33 MIN./INCH

DESIGN FLOW: 600 GPD (0.1 GPD/S.F. x 6000 S.F.)

SEPTIC TANK: 1000 GALLON (H20)

LEACHING AREA REQUIRED: 600 GPD/1.5 = 400 SQ. FT. ELA

LEACHING AREA PROVIDED: 72' OF 12" CONC. LEACHING GALLERIES @ 5.9 S.F./L.F. = 424.8 SQUARE FEET.

MOTTLING: 32", LEDGE: 88", WATER: N/A

MLSS CALCULATION: HF = 28 (6.1-8% SLOPE, 32" TO RESTRICTIVE)
FF = 600/300 =2.0
PF = 1.0 (UP TO 10 MIN./INCH)
MLSS = HFxFFxPF = 26 x 2.0 x 1.0 = 52 L.F. MLSS

MLSS PROVIDED: 72 L.F.

MAXIMUM DEPTH INTO EXISTING GRADE: 8"

SPECIFICATIONS

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

SEPTIC TANK: JOLLEY PRECAST, INC. OR EQUAL TWO-COMPARTMENT H20 LOAD RATED TANK WITH OUTLET FILTER. INSTALL RISERS OVER TANK CLEANOUTS IF COVER OVER TANK EXCEEDS 1'.

DISTRIBUTION BOX: JOLLEY OR EQUAL 4 HOLE D-BOX

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

DISTRIBUTION: 12" HIGH FLOWDIFFUSOR CONCRETE LEACHING GALLERIES

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

BOTTOM OF TRENCHES TO BE LEVEL.

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

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

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

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

TEMPORARY VEGETATIVE COVER

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

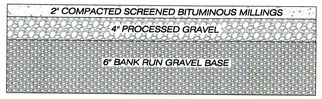
PERMANENT VEGETATIVE COVER

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

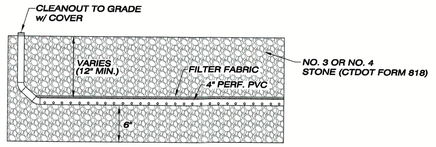
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

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

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



DRIVEWAY SECTION
NOT TO SCALE



STORMWATER COLLECTION TRENCH
NOT TO SCALE

EROSION & SEDIMENT CONTROL PLAN

REFERENCE IS MADE TO:

1. CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.
2. SOIL SURVEY OF WINDHAM COUNTY CONNECTICUT, U.S.D.A. SOIL CONSERVATION SERVICE 1983.

DEVELOPMENT

PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A 6000 S.F. MAINTENANCE/STORAGE BUILDING WITH APPURTENANT SEPTIC SYSTEM, WELL, DRIVEWAY, UTILITIES AND SITE GRADING.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION AND SEDIMENT CONTROL STRUCTURES ALONG THE PROPOSED LIMITS OF DISTURBANCE.
2. REMOVE AND STOCKPILE TOPSOIL AND INSTALL SEDIMENT BARRIER.
3. ROUGH GRADING AND DRIVEWAY INSTALLATION.
4. EXCAVATE FOUNDATION SITE AND BEGIN BUILDING CONSTRUCTION.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. INSTALL UTILITIES TO THE BUILDING.
7. FINAL DRIVEWAY GRADING AND SURFACING.
8. LOAM, SEED & MULCH DISTURBED AREAS AND LANDSCAPING.
9. REMOVE EROSION AND SEDIMENT CONTROL.

GENERAL DEVELOPMENT PLAN

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

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

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

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

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

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

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT.

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

SILT FENCE INSTALLATION AND MAINTENANCE:

1. DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
2. POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1 F00T INTO THE GROUND.
3. LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
4. INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
5. INSPECTIONS WILL BE MADE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS.
6. SEDIMENT DEPOSITS ARE TO BE REMOVED WHEN THEY REACH A HEIGHT OF 1 FOOT BEHIND THE BARRIER OR HALF THE HEIGHT OF THE BARRIER AND ARE TO BE DEPOSITED IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
7. REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE:
- THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
- THE FENCE HAS BEEN MOVED OUT OF POSITION, OR
- THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

STATE OF CONNECTICUT · NORMAND THIBEAULT JR. · No. 22834 · LICENSED PROFESSIONAL ENGINEER

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

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE 6/6/2022

E&S CONTROL & DETAIL SHEET
FOR SITE PLAN
OF PROPOSED BUILDING
TO BE LOCATED ON LAND OF
BROOKLYN'S COUNTRYVIEW RESTAURANT, LLC
170 SOUTH STREET
BROOKLYN , CONNECTICUT
DATE: MAY 2022
SCALE: 1" = AS NOTED
0 0.5 1 2 3

SURVEYING • MAPPING • PLOT PLANS
LAND RECORD RESEARCH • TOPOGRAPHY • SUBDIVISION
Survey Associates
email: pcsurvey@snet.net
63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 2 OF 2
REVISED:

JOB NO: 22016 | F.B. NO: N/A | DRAWN BY: P.A.T. | MAP NO:

Brooklyn Land Use Department

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

Inland Wetlands_____ Zoning Enforcement ✓ Blight Enforcement_____

SITE INSPECTION NUMBER 1 2 3 4 5

170 South Street — Address

7-6-22 — Date

I met Jeff Fontaine, inspected and took photos.

There are no wetlands issues.

Recommend approval of the new storage / maintenance building with septic system, well, driveways, utilities and associated grading.

Commission Representative M. Washburn

Owner or Authorized Signature _____

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

CEASE AND DESIST ORDER

CERTIFIED # 7020 0640 0001 7600 4920

Joseph C. Kettelle
21 Taft Street
Danielson, CT 06239

July 6, 2022

Re: Violation of Inland Wetlands Regulations at 156 Darby Road

Mr. Kettelle:

You are hereby required to **CEASE AND DESIST** from all site work affecting the wetlands **at your property at 156 Darby Road (Assessors Map 36 Lot 49).** On 6/29/22, Inland Wetlands and Watercourses Commission (IWWC) Chairman, Richard Oliverson, and I inspected the subject property from the road in response to a complaint.

Refer to the attached photographs. It appeared that fill consisting of soils, crushed stone, street sweepings and woody/construction debris had been deposited in the upland review area and/or wetlands near two Town drain outlets on the subject property. A member of the IWWC observed someone transporting fill in a wheelbarrow and depositing it in the upland review area and/or wetlands on the subject property.

Refer to the attached copy of Section 6 of the Town of Brooklyn IWWC Regulations, which states that any person violating provisions of these regulations shall be subject to enforcement proceedings and penalties.

Refer to the attached Chapter 20 Brooklyn Town Ordinance which established fines of $1,000.00 per day for each violation of the Inland Wetlands Regulations.

Refer to the attached copy of the CT Wetlands Statutes, Section 22a – 44(b) which enables municipalities to assess civil penalties for violations.

Refer to the attached copy of Section 14 of the Town of Brooklyn IWWC Regulations, which states that

"If the Commission or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Commission or its duly authorized agent may:

a. **Issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Commission shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Commission shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Commission shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Commission affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to section 22a-44(b) of the Connecticut General Statutes, as amended."**

You are hereby required to immediately CEASE & DESIST from depositing any more material in the wetlands or upland review area.

You are hereby required to attend the Show Cause Hearing for the violation at 156 Darby Road at the IWWC meeting at 6:00 p.m. on Tuesday, July 12, 2022 at the Clifford B. Green Meeting Center at 69 South Main Street, Brooklyn, CT.

At that hearing, you will have the opportunity to be heard and show cause why the Cease and Desist Order should not remain in effect.

The IWWC may require that the wetlands and upland review area be restored.

Refer to the attached list of Professional Engineers and the attached list of Soil Scientists. I am sending these lists to you so that you can be prepared to tell the Brooklyn IWWC at the 7/12/2022 hearing which Professional Engineer and Soil Scientist you will hire to flag the wetlands and prepare the site plan. The Brooklyn IWWC will expect you to have the wetlands within 125 feet of all recently disturbed areas to be delineated (flagged) by a Soil Scientist. The flags must be located and shown on a site plan stamped by a Professional Engineer (P.E.). The plan must show the areas disturbed without a permit as well as any work you are proposing to do within the next three years. The plan must show all existing and proposed grades where you wish to do work on the site where it is within 125 feet of wetland flags. The plan must show sediment controls consisting of double-staked hay bales and/or silt fence between proposed work areas and wetlands. You must apply for an after-the-fact wetlands permit for previously unauthorized work, and any further work proposed over the next 3 years, and pay the associated fees for all site work within 125 feet of the wetlands on the subject property.

Refer to the attached draft agenda for the 7/12/22 IWWC meeting.

Failure to comply may result in the issuance of citations of $1,000.00 per day in accordance with Section 20 of the Brooklyn Town Ordinances.

Issued by:

Margaret Washburn

Margaret Washburn
Wetlands Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org

CC: Austin Tanner (First Selectman), Peter Alter (Town Counsel), Jana Roberson (Town Planner), Kyle Ambrose (Resident State Trooper), John Berard (Building Official)

Section 6

Regulated Activities to be Licensed

6.1 No person shall conduct or maintain a regulated activity without first obtaining a permit for such activity from the Brooklyn Inland Wetlands and Watercourses Commission of the Town of Brooklyn.

6.2 Any person found to be conducting or maintaining a regulated activity without the prior authorization of the Commission, or violating any other provision of these regulations, shall be subject to the enforcement proceedings and penalties prescribed in section 14 of these regulations and any other remedies as provided by law.

Chapter 20. Fees for Land Use Applications

§ 20-1. ESTABLISHING LAND USE APPLICATION FEES.

[Prior ordinance history includes portions of Ordinances 3/1/88, 8/15/88, 91-2, 04-5 and 06-4]

§ 20-1.1. Purpose.

[Ord. 5/3/10]
The purpose of this chapter is to establish a reasonable and equitable Schedule of Fees, pursuant to Section 8-1c and 22a-42a of the Connecticut General Statutes, to defray the administrative costs and any additional costs, including professional consulting fees, incurred by the Planning and Zoning Commission, Inland Wetlands Agency and Zoning Board of Appeals of the Town of Brooklyn (each a "Land Use Agency") for the processing and subsequent monitoring of Land Use applications.

§ 20-1.2. Definitions.

[Ord. 5/3/10]

LAND USE APPLICATION
Shall mean an application for (1) any permit(s) or approval(s) required by any Land Use Agency regulations for the use of any land, building or structure; (2) proposed amendments to such regulations or the zoning map; (3) a request for a zoning variance; (4) an appeal of a decision of the Zoning Enforcement Officer or (5) a certificate of location approval and or appropriateness pursuant to Section 14-67 and/or Section 14-321 of the Connecticut General Statutes, submitted by any person, organization or corporation (the applicant).

STAFF
Shall mean any employee or appointee of the Town of Brooklyn or employees of the Northeast Connecticut Council of Governments "NECCOG" who, as part of his or her duties, render advice or assistance to any land use agency. Planning Staff shall be the Zoning Enforcement Officer, Town Planner or employees of NECCOG.

§ 20-1.3. Determination of Fees Charged for Land Use Applications.

[Ord. 5/3/10]

a. Base Fees. The base fees established hereby are based on a reasonable estimate of the direct and indirect costs for time spent by staff in reviewing and evaluating each type of land use application and, except as noted, the cost of any public hearing. The base fee plus the estimated costs for advertising and required legal notices shall be paid at the time the land use application is filed.

b. Additional Fees.

1. In addition to the base fees set forth herein, a Land Use Agency may require the applicant to pay an "additional fee" to defray other costs and expenses incurred by the Land Use Agency. Such additional fee shall be assessed to the applicant when the Planning Staff and/or the Land Use Agency determines that there is a need for the assistance of one or more third party consultants for review, evaluation or processing the land use application (consultation services). Consultants may be engaged to render engineering, architectural, environmental and planning services including traffic studies. Consultation services may include, but not be limited to, consultation with Town staff or the Town Attorney, discussions with the applicant or its agents, rendering such information and research that the Land Use Agency may request, the preparation of written findings and recommendations, written or oral testimony at any public hearing and post-approval inspections to ascertain that all terms and conditions of any permit have been met.

2. The additional fee shall be equal to the reasonable cost incurred by the Land Use Agency for such consultation services.

3. Upon the determination by the Town staff and/or Land Use Agency that consultation services are necessary, the Town Staff shall provide to the Land Use Agency, for its approval, a reasonable estimate of the cost based on the nature and the extent of the consultation services deemed necessary. Such determination shall be made as soon as practicable after the receipt (filing) of the land use application by the Land Use Agency and, upon approval by the Land Use Agency, the applicant shall be billed an additional fee in an amount equal to 125% of such estimate. Such additional fee shall be due and payable 10 days after receipt.

4. Upon receipt of an additional fee from the applicant, the Land Use Agency shall create an application specific account and shall document the amount of the additional fee and all payments made for consultation services. The Land Use Agency shall render periodic accounting to the applicant. Any balance remaining after the land use application has been acted upon shall be refunded to the applicant, provided there has been a determination by the Staff that all terms and conditions of the permit have been met.

5. Upon the failure of the applicant to pay such additional fee when due, the land use application shall be deemed to be incomplete and may be denied by the Land Use Agency for that reason with or without prejudice. No land use application shall be approved until the base fee, the additional fee, if any, and costs of advertising and legal notices have been paid in full.

c. No fees shall be required for any land use application submitted by the Town of Brooklyn or any of its municipal agencies.

§ 20-1.4. Effective Date; Validity.

[Ord. 5/3/10]
In accordance with Connecticut General Statutes Section 8-1c, upon its effective date the fee structure set forth in this chapter shall supersede any fee schedule adopted by any Land Use Agency (this schedule was adopted May 3, 2010). If any provision or fee imposed by this chapter is, for any reason, found to be invalid by a court of competent jurisdiction, such invalidation shall not affect the validity of the remaining portions of this chapter and the fees imposed.

§ 20-1.5. Amendment of Schedule.

[Ord. 5/3/10]
The Board of Selectmen, acting pursuant to the provisions of Connecticut General Statutes Section 7-157(a), may, by ordinance, amend the Schedule of Base Fees from time to time after consultation with the Land Use Agency(ies).

§ 20-1.6. Fee Schedule.

[Ord. 5/3/10; Ord. 11/2/11]

Base Land Use Application Fees

ZONING FEES	
Text Amendment to Regulations	$250.00
Zoning Map Change	$250.00
Home Occupation	$50.00
Special Permit	$100.00 plus site plan review
Site Plan Review	
2,500 sq. ft. or less	$300.00
Over 2,500 sq. ft.	$300.00 plus $15.00 per each additional 1,000 sq. ft.
Site Plan Review (multi-family/active adult or elderly)	$300.00 plus $20.00 per unit
Amendment to Site Plan After Submission	$150.00
Special Permit (Sand and Gravel)	$250.00 +
< 1,000 cu. yds.	$200.00
1,000 to 20,000 cu. yds.	$300.00
21,000 to 50,000 cu. yds.	$750.00
51,000 to 100,000 cu. yds.	$2,500.00
> 100,000 cu. yds.	$5,000.00
Annual Sand and Gravel Renewal	$100.00
ZONING PERMITS	
New Residential Dwelling	$200.00
Residential Accessory Uses/Additions	$50.00
Addition/Modification of a Nonresidential Building	$75.00
New Commercial Building	$250.00
Change of Use in Existing Commercial Building	$75.00
Sign Permit	$20.00
SUBDIVISION APPROVAL	
Basic Application	$250.00
Subdivision Plan Review	$250.00 per lot
Engineering Review for New Road(s) and Drainage	*
Inspection and Supervision of Road Construction and Utilities	*
Text Amendment to Subdivision Regulations	$250.00

*Included in Plan Review Fee but may be subject to the payment of additional fees as set forth in this chapter.

ZONING BOARD OF APPEALS	
All Applications	$250.00

INLAND WETLANDS APPLICATION FEES

INLAND WETLANDS APPLICATION FEES

Residential (Single Lot)	$150.00
Subdivision Application	$150.00 plus $150.00 per lot in the regulated area
Commercial/Industrial	$200.00
Additional fee based on total impervious surface included in commercial/industrial application	
< 20,000 sq. ft.	$400.00
20,001—50,000 sq. ft.	$1,200.00
> 50,000 sq. ft.	$800.00
Additional Fee for Significant Activity Requiring Public Hearing	$250.00

All fees payable pursuant to this chapter are nonrefundable.
In addition to any other remedies permitted by law, any land use application submitted after work has started on a project shall be subject to a surcharge of $500.00.
In addition to the fees set forth above payable to the Town of Brooklyn, each application is subject to an additional charge payable to the State of Connecticut, which, as of the effective date of this chapter is $60.00.

§ 20-2. CITATION PROCEDURES AND FINES FOR ZONING AND WETLANDS VIOLATIONS.

§ 20-2.1. Issuance of Citations; Schedule of Fines.

[Ord. 8/1/13]
The Brooklyn Land Use Officer is authorized to issue citations for violations of the Zoning Regulations and the Wetlands Regulations of the Town of Brooklyn to the extent and manner provided by this section and the Connecticut General Statutes 7-152c. Any such citation may be served either by hand or by certified mail, return receipt requested, to the person named in such citation. If the person(s) named in the citation sent by certified mail refuses to accept such mail, the citation may be sent by regular United States mail. The Land Use Officer shall file and retain an original or certified copy of the citation, as served.

a. Citations may be issued for those types of zoning and wetlands violations specified in paragraph b below.

b. The fine for each citation shall be in accordance with this schedule:

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Construction of any building without Zoning approval	$150.00
Alteration of any building without Zoning approval	$100.00
Conducting an unauthorized use	$150.00
Illegal Sign	$100.00
Building beyond foundation without prior Foundation as-built or erosion control approval	$150.00
Failure to comply with an approved Site Plan, Special Permit, Subdivision or Re-subdivision including any conditions of approval	$150.00

ZONING REGULATIONS

Nature of Violation	Amount of Fine
Any other violation of the Zoning Regulations	$100.00

INLAND WETLAND REGULATIONS

Nature of Violation	Amount of Fine
For each violation	$1,000.00

* In the case of a continuing violation, each day's continuation of the violation shall be deemed a separate and distinct violation.

§ 20-2.2. Citation Hearing Officers.

[Ord. No. 06-3 § 3]
The Chief Executive Officer shall appoint one or more Citation Hearing Officers, other than Police Officers or employees or persons who issue citations, to conduct the hearings authorized by this section.

§ 20-2.3. Notice.

[Ord. No. 06-3 § 4]
At any time within 12 months from the expiration of the final period for the uncontested payment of fines, penalties, costs or fees for any citation issued under any ordinance adopted pursuant to section 7-148 or section 22a-226d, for an alleged violation thereof, shall send notice to the person cited:

a. Of the allegations against him and the amount of the fines, penalties, costs or fees due;

b. That he may contest his liability before a Citation Hearing Officer by delivering in person or by mail written notice within 10 days of the date thereof;

c. That if he does not demand such hearing, an assessment and judgment shall be entered against him; and

d. That such judgment may issue without further notice.

§ 20-2.4. Liability; Payment of Fines; Costs.

[Ord. No. 06-3 § 5]
If the person who is sent notice pursuant to subsection **20-2.3** wishes to admit liability for any alleged violation, he may, without requesting a hearing, pay the full amount of the fines, penalties, costs or fees admitted to in person or by mail to the Land Use Officer. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other person making the payment. Any person who does not deliver or mail written demand for a hearing within 10 days of the date of the first notice provided for in subsection **20-2.3** shall be deemed to have admitted liability, and the Land Use Officer shall certify such person's failure to respond to the Hearing Officer. The Hearing Officer shall thereupon enter and assess the fines, penalties, costs or fees provided for by the applicable ordinances and shall follow the procedures set forth in subsection **20-2.5**.

§ 20-2.5. Hearing.

[Ord. No. 06-3 § 6]

Any person who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than 15 days not more than 30 days from the date of the mailing of the notice, provided the Hearing Officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original certified copy of the initial notice of violation issued by the Land Use Officer or Police Officer shall be filed and retained by the Town of Brooklyn, and shall be deemed to be a business record within the scope of CGS 52-180 and evidence of the facts contained therein. The presence of the Land Use Officer or Police Officer shall be required at the hearing if such person so requests. A person wishing to contest his liability shall appear at the hearing and may present evidence in his behalf. The Land Use Officer may present evidence on behalf of the Town of Brooklyn. If such person fails to appear, the Hearing Officer may enter an assessment by default against him upon a finding of proper notice and liability under the applicable statutes or ordinances. The Hearing Officer may accept from such person copies of Police reports, investigatory and citation reports, and other official documents by mail and may determine thereby that the appearance of such person is unnecessary. The Hearing Officer shall conduct the hearing in the order and form and with such methods of proof, as he deems fair and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The Hearing Officer shall announce his decision at the end of the hearing. If he determines that the person is not liable, he shall dismiss the matter and enter his determination in writing accordingly. If he determines that the person is liable for the violation, he shall forthwith enter and assess the fines, penalties, costs or fees against such person as provided by the applicable ordinances of the Town of Brooklyn.

§ 20-2.6. Notice of Assessment Which is Unpaid.

[Ord. No. 06-3 § 7]

If such assessment is not paid on the date of its entry, the hearing officer shall send by first class mail a notice of assessment to the person found liable and shall file, not less than 30 days nor more than 12 months after such mailing, a certified copy of the notice of assessment with the Clerk of a Superior Court facility designated by the Chief Court Administrator together with an entry fee of $8.00. The certified copy of notice of assessment shall constitute a record of assessment. Within such twelve-month period, assessments against the same person may be accrued and filed as one record of assessment. The Clerk shall enter judgment, in the amount of such record of assessment and court costs of $8.00, against such person in favor of the Town of Brooklyn. Notwithstanding any provision of the General Statutes, the Hearing Officer's assessment, when so entered as a judgment, shall have the effect of a civil money judgment and a levy of execution on such judgment may issue without further notice to such person.

§ 20-2.7. Appeal.

[Ord. No. 06-3 § 8]

A person against whom an assessment has been made pursuant to this section is entitled to judicial review by way of appeal. An appeal shall be instituted within 30 days of the mailing of the notice of such assessment by filing a petition to reopen assessment, together with an entry fee in an amount equal to the entry fee for small claims case pursuant to Connecticut General Statutes (Revision of 1958) 52-259, at a Superior Court facility designated by the Chief Court Administrator, which shall entitle such person to a hearing in accordance with the rules of the Judges of the Supreme Court.

§ 20-3. PUBLIC IMPROVEMENT SPECIFICATIONS.

[Ord. 6/28/89 § 1]

a. It is hereby found that rapid growth and development within the Town of Brooklyn are placing unprecedented strain upon Town roads and appurtenant drainage systems, culverts, and catch-basins.

b. To alleviate that siltation, and as empowered by Section 7-148 (c) of the General Statutes, the Board of Selectmen are hereby authorized to develop such regulations as they may deem appropriate to carry out the following purposes:

1. To provide the proper alignment, width, and grades and pavements of existing Town roads serving as a right of way to any proposed subdivision, to ensure that such existing Town roads remain safe and continue to conform to the plan of development of the Town;

2. To provide adequate and sufficient storm drainage systems for carrying off increased storm drainage created by any proposed subdivision and associated access road improvements, whether such additional drainage would impact upon existing Town improvements or private lands;

3. To provide that adequate and sufficient culverts, manholes, and catch-basins be installed to carry run-off water from the road surface and to divert road water from the proposed subdivision beneath or around existing roads without causing significant increases in erosion or sedimentation.

c. Compliance with the regulations adopted by the Board of Selectmen shall be a condition precedent to any application for subdivision of property within the Town of Brooklyn. Failure to comply shall be adequate cause for denial of any such application.

If any portion of this section is deemed by a court of competent jurisdiction to be impermissible, its remaining sections shall continue to be valid and enforceable.

its inland wetlands regulations, or (2) for which an approval is required under sections 22a-36 to 22a-45, inclusive, and for which such approval has not been obtained.

(b) Any person who commits, takes part in, or assists in any violation of any provision of sections 22a-36 to 22a-45, inclusive, including regulations adopted by the commissioner and ordinances and regulations promulgated by municipalities or districts pursuant to the grant of authority herein contained, shall be assessed a civil penalty of not more than one thousand dollars for each offense. Each violation of said sections shall be a separate and distinct offense, and, in the case of a continuing violation, each day's continuance thereof shall be deemed to be a separate and distinct offense. The Superior Court, in an action brought by the commissioner, municipality, district or any person, shall have jurisdiction to restrain a continuing violation of said sections, to issue orders directing that the violation be corrected or removed and to assess civil penalties pursuant to this section. All costs, fees and expenses in connection with such action shall be assessed as damages against the violator together with reasonable attorney's fees which may be allowed, all of which shall be awarded to the commissioner, municipality, district or person which brought such action. All penalties collected pursuant to this section shall be used solely by the Commissioner of Energy and Environmental Protection (1) to restore the affected wetlands or watercourses to their condition prior to the violation, wherever possible, (2) to restore other degraded wetlands or watercourses, (3) to inventory or index wetlands and watercourses of the state, or (4) to implement a comprehensive training program for inland wetlands agency members.

(c) Any person who wilfully or knowingly violates any provision of sections 22a-36 to 22a-45, inclusive, shall be fined not more than one thousand dollars for each day during which such violation continues or be imprisoned not more than six months or both. For a subsequent violation, such person shall be fined not more than two thousand dollars for each day during which such violation continues or be imprisoned not more than one year or both. For the purposes of this subsection, "person" shall be construed to include any responsible corporate officer.

(1972, P.A. 155, S. 9; P.A. 75-387, S. 2; P.A. 76-330; P.A. 77-599, S. 4, 7; P.A. 81-125, S. 1; P.A. 87-338, S. 9, 11; P.A. 95-151, S. 2; 95-218, S. 13, 24; P.A. 96-269, S. 2; P.A. 11-80, S. 1.)

History: P.A. 75-387 made previous provisions Subsec. (b) and inserted new Subsec. (a) re orders issued upon discovery of violation of Secs. 22a-36 to 22a-45 or regulations of inland wetlands agency; P.A. 76-330 allowed assessment of attorneys fees against violator and required that all costs, etc. be awarded to the initiator of the action; P.A. 77-599 amended Subsec. (a) to allow issuance of orders to cease an activity as well as orders to correct facilities or conditions; P.A. 81-125 amended Subsec. (a) to authorize

Section 14

Enforcement

14.1 The Commission may appoint an agent or agents to act in its behalf with the authority to issue notices of violation or cease and desist orders and carry out other actions or investigations necessary for the enforcement of these regulations. In carrying out the purposes of this section, the Commission or its duly authorized agent shall take into consideration the criteria for decision under section 10.2 of these regulations.

14.2 The Commission or its agent may make regular inspections at reasonable hours of all regulated activities for which permits have been issued with the consent of the property owner or the authorized agent of the owner during the life of the permit.

14.3 In the case in which a permit has not been issued or a permit has expired, the Commission or its agent may make regular inspections at reasonable hours with the consent of the property owner or the authorized agent of the property owner.

14.4 If the Commission or its duly authorized agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Commission or its duly authorized agent may:

a. Issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within ten (10) calendar days of the issuance of such order the Commission shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The Commission shall consider the facts presented at the hearing and within ten (10) days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Commission shall publish notice of its decision in a newspaper having general circulation in the municipality. The original order shall be effective upon issuance and shall remain in effect until the Commission affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to section 22a-44(b) of the Connecticut General Statutes, as amended.

b. Issue a notice of violation to such person conducting such activity or maintaining such facility or condition, stating the nature of the violation, the jurisdiction of the Commission, and prescribing the necessary action and steps to correct the violation including, without limitation, halting work in wetlands or watercourses. The Commission may request that the individual appear at the next regularly scheduled meeting of the Commission to discuss the unauthorized activity, and/or provide a written reply to the notice or file an application for the necessary permit. Failure to carry out the action(s) directed in a notice of violation may result in issuance of the order provided in section 14.3.a or other enforcement proceedings as provided by law.

14.5 The Commission may suspend or revoke a permit if it finds that the permittee has not complied with the terms, conditions or limitations set forth in the permit or has exceeded the scope of the work as set forth in the application including application plans. Prior to revoking or suspending any permit, the Commission shall issue notice to the permittee, personally or by certified mail, return receipt requested, setting forth the facts or conduct which warrants the intended action. The Commission shall hold a hearing to provide the permittee an opportunity to show that it is in compliance with its permit and any and all requirements for retention of the permit. The permittee shall be notified of the Commission's decision to suspend, revoke, or maintain a permit by certified mail within fifteen (15) days of the date of its decision. The Commission shall publish notice of the suspension or revocation in a newspaper having general circulation in the municipality.

Professional Engineers

Bob Deluca 860-886-1966

David Held 860-230-0856

Normand Thibeault 860-779-7299

Soil Scientists

Joseph R. Theroux

PO Box 32

Voluntown, CT 06384

e-mail: joetheroux426@comcast.net

Phone: (860) 428-7992

Roger J. Gibson, Jr.

370 Porter Pond Rd., Moosup, CT 06354

e-mail: Roger@gibson-environmental.com

Phone: (860) 836-1081

Maureen Lowry

1147 Buckley Highway, Union, CT 06076

e-mail: mlowrywes@gmail.com

Phone: (860) 942-3006

Brooklyn Inland Wetlands Commission
Regular Meeting Agenda
Tuesday, July 12, 2022
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.

DRAFT

In-Person: **Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT** **For fully vaccinated persons, masks are optional. For persons not fully vaccinated, masks are required.**		
Online: **Click link below:** https://us06web.zoom.us/j/82435574137	**OR**	**Go to Zoom.us ,** **click Sign In** **On the top right, click Join a Meeting** **Enter meeting ID:** 824 3557 4137 **Enter meeting password:** 038430
Phone: Dial 1 646 558 8656 US Toll **Enter meeting number:** 824 3557 4137 **Enter meeting password:** 038430 **You can bypass attendee number by pressing #**		

Call to Order:

Roll Call:

Seating of Alternates:

Public Commentary:

Additions to Agenda:

Approval of Minutes:

1. Regular Meeting Minutes 6/14/22.

Public Hearings:

1. None.

Old Business:

1. **061422B – 170 South Street – Map 40 Lot 11** – Jeff Fontaine. Construction of 6,000 sq ft storage/maintenance building with septic system, well, driveway, utility service, drainage, and site grounds.

New Business:

1. Show Cause Hearing for violation at 156 Darby Road – Joseph C. Kettelle. Cease and Desist Order issued on 7/6/22 for site work consisting of depositing fill in the upland review area and/or wetlands.

Communications:

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

Public Commentary:

Adjourn:

_____

Richard Oliverson, Chairman

Property Location 156 DARBY RD | Map ID 36/ / 49/ / | Bldg Name | State Use 1010
Vision ID 639 | Account # 00062400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/25/2021 11:56:55 A

CURRENT OWNER

KETTELLE JOSEPH C

21 TAFT ST

DANIELSON CT 06239

TOPO	UTILITIES	STRT / ROAD	LOCATION
4 Rolling	5 Well	1 Paved	3 Rural
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID 36/049
OVERLAY

FIRE DIST
SEWER

490 PEN
DEVRIGH
SUBDIV.
SURVEY #
DEV LOT
Census # 9051

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	36,500	25,600
RES EXCES	1-2	1,500	1,100
DWELLING	1-3	106,500	74,600
RES OUTBL	1-4	1,700	1,200
Total		146,200	102,500

6019

BROOKLYN, CT

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KETTELLE JOSEPH C	0412	0050	03-30-2007	U	V	0	
COURVILLE CHRISTIAN & HOLLY E	0156	0082	11-23-1994	U	I	93,000	
WHISTON SHAWN P	0096	0222	07-07-1989	U	I	95,000	
WHISTON MERRILL J	0084	0073	09-26-1986	U	I	89,900	
GASIOREK HENRY A & MICHELLE	0050	0381	03-06-1971	U	I	18,500	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2020	1-1	25,600	2019	1-1	31,500	2018	1-1	31,500
	1-2	1,100		1-2	800		1-2	800
	1-3	74,600		1-3	55,900		1-3	55,900
	1-4	1,200		1-4	1,700		1-4	1,700
	Total	102500		Total	89900		Total	89900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				2015

NOTES

BROWN
WOB
POND IN REAR

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	106,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	38,000
Special Land Value	0
Total Appraised Parcel Value	146,200
Valuation Method	C
Total Appraised Parcel Value	146,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
8146	05-14-2009	EL	Electric	2,000		100	10-01-2009	100 AMP/2 GROUND RODS
3406	11-30-1994	RE	Remodel	5,000		100	11-30-1994	REMODEL BAST/GARAGE &

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-13-2020	MM			13	Field Review
06-18-2020	KN			58	Data mailer no chge
05-07-2015	DM			57	Data mailer chg
08-12-2014	SS			00	Measure+Listed
05-11-2009	JAG			02	Measure+2Visit
05-11-2009	JAG			01	Measure+1Visit

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam MDL	R30			0.690	AC	36,000	1.33655	5	1.00	0050	1.100		1.0000		36,500
1	1010	Single Fam MDL				0.410	AC	3,600	1.00000	0	1.00		1.000		1.0000		1,500

Total Card Land Units 1.100 AC | Parcel Total Land Area 1.1000 | Total Land Value 38,000

Property Location	156 DARBY RD		Map ID	36/ / 49/ /		Bldg Name	State Use 1010
Vision ID 639		Account # 00062400		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 1/25/2021 11:56:56 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	01	Ranch
Model	01	Residential
Grade:	03	C
Stories:	1	
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2	11	Ceram Clay Til
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	01	None
Total Bedrooms	02	2 Bedrooms
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	6	
Bath Style:	02	Average
Kitchen Style:	01	Old Style

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

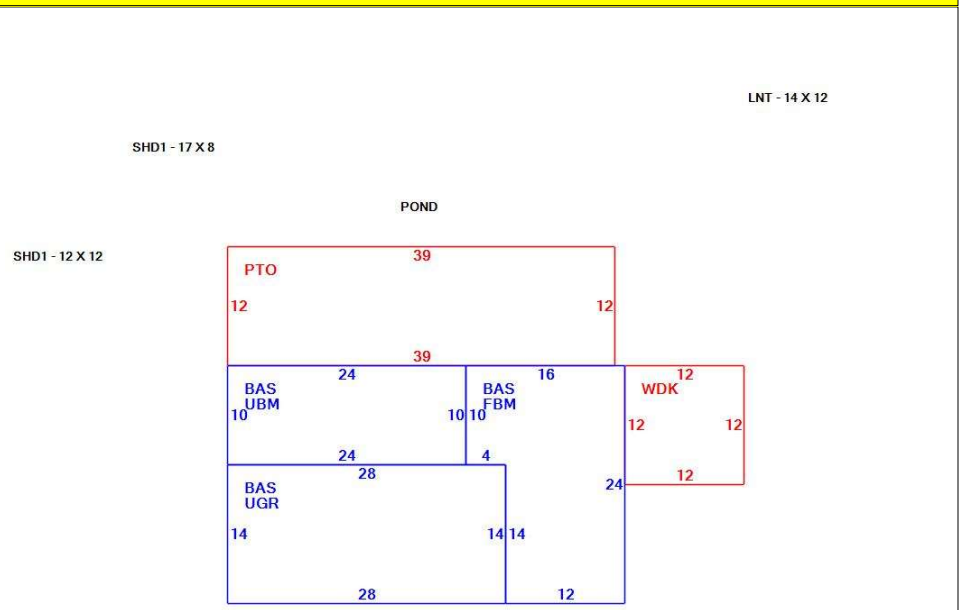
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	163,923
Year Built	1963
Effective Year Built	1985
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	106,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

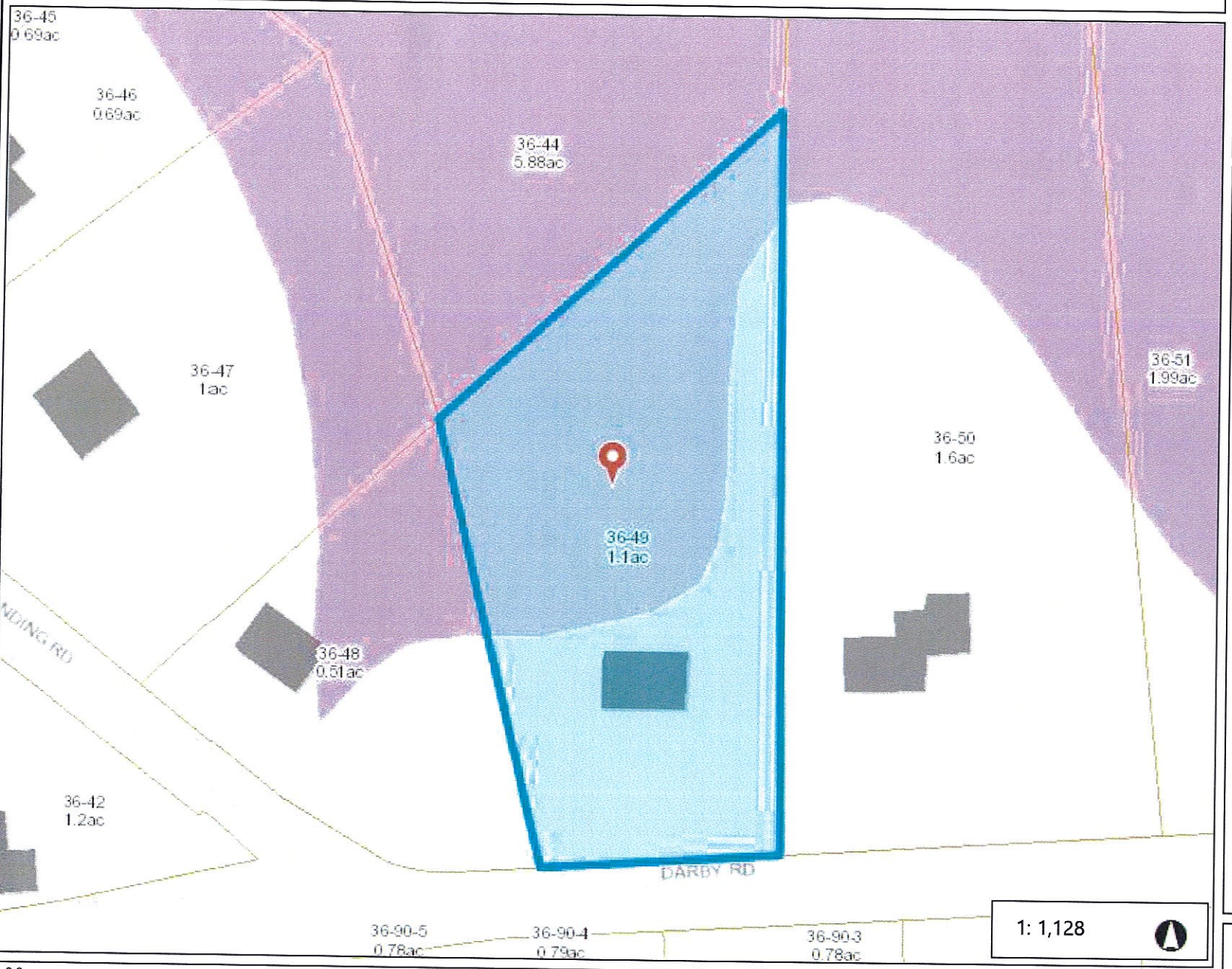
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	SHED FRAME	L	144	14.00	2009		30		0.00	600
SHD2	SHD W/LIGHT	L	136	18.00	2009		30		0.00	700
LNT	LEAN-TO	L	168	8.00	2009		30		0.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	123.25	118,320
FBM	Basement, Finished	0	328	131	49.23	16,146
PTO	Patio	0	468	47	12.38	5,793
UBM	Basement, Unfinished	0	240	60	30.81	7,395
UGR	Garage, Under	0	392	118	37.10	14,544
WDK	Deck, Wood	0	144	14	11.98	1,726
	Ttl Gross Liv / Lease Area	960	2,532	1,330		163,924

neccog

Neccog GIS Site



Legend

- Town
- Buildings 2012
- Parcels
- Wetlands
  - Alluvial and Floodplain Soils
  - Poorly Drained and Very Poorly Dra

1: 1,128

Notes

156 Darby Rd. wetlands

0.0 0 0.02 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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


156 Darby Road
Joseph C. Kettelle
Legend
156 Darby Rd
169Overlay
Feature 1
Little Miss Clean Housekeeping
156 Darby Rd
Pomfret Landing Rd
Darby Rd
Darby Rd
Darby Rd
Darby Rd
Google Earth
N
100 ft

Brooklyn Land Use Department

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

Inland Wetlands ✓ Zoning Enforcement _____ Blight Enforcement _____

SITE INSPECTION NUMBER 1 2 3 4 5

156 Darby Rd. — Address

6/29/22 — Date

& met Richard Oliverson, IWWC Chairman, and Wayne from the Highway Dept. I inspected and took photographs from the road. Mr Kettelle was not home.

Earth products (street sweepings, sand and gravel/crushed stone) have been dumped on site on the edge of a swale where 2 town drainage pipes discharge. One pipe comes across Darby Rd. The other pipe comes from 2 catch basins on Pomfret Landing Rd. Woody debris and metal debris also were photographed having been dumped on the edge of the swale. R. Oliverson has seen the earth products being wheelbarrowed into the swale.

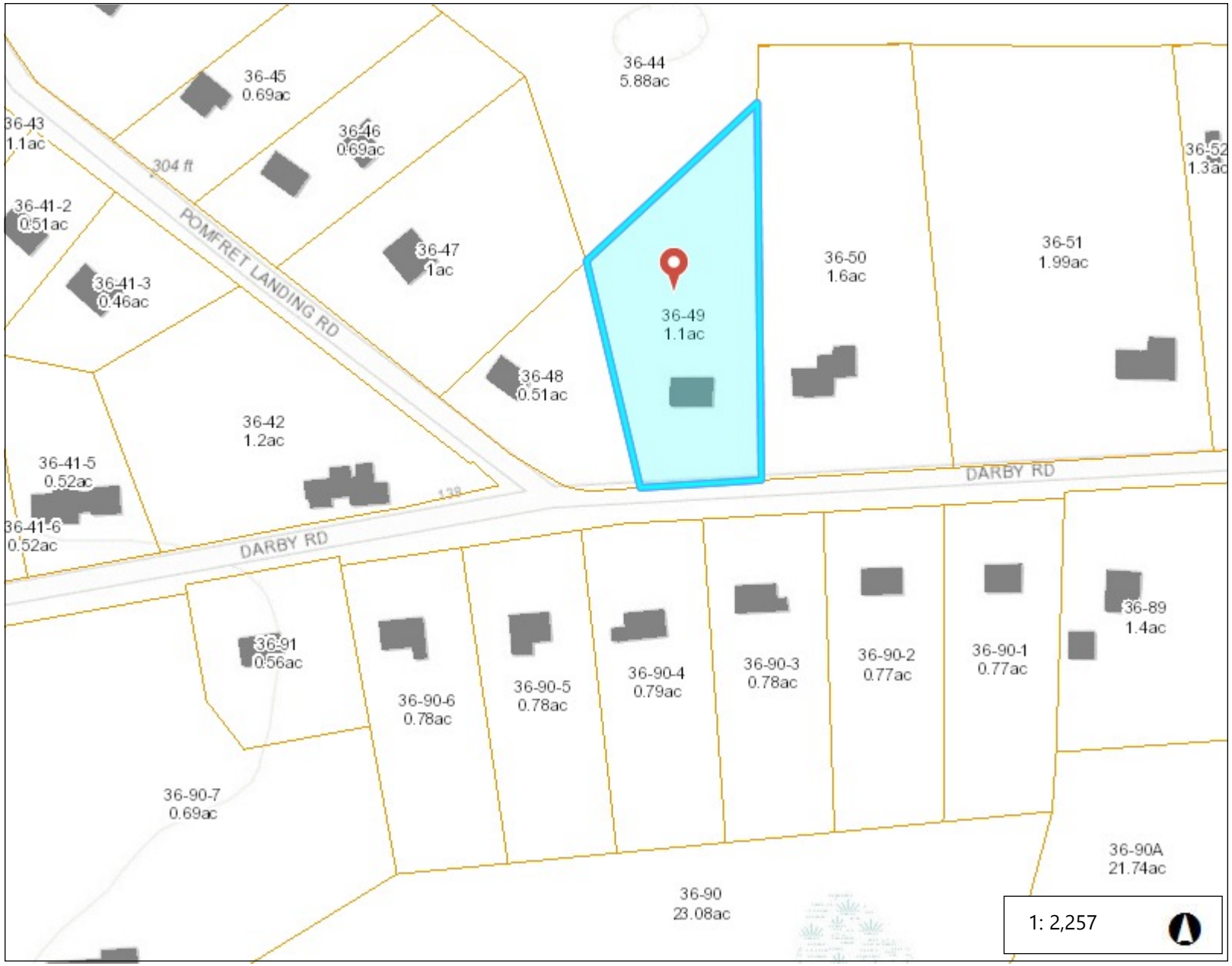
Commission Representative M. Washburn

Owner or Authorized Signature _____

& called Joseph C. Kettelle after the inspection and asked him to meet us at the site at 2:00pm on Thurs, 6/30.


STOP

Neccog GIS Site



Legend

- Town
- Buildings 2012
- Parcels

Notes

156 Darby Road
Locus map

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Ken Phillips
104 Elliott Road
Brooklyn, CT 06234

July 7, 2022

Dear Mr. Phillips,

Thank you for taking the time to talk to me when I came to your door on July 5, after I had noticed that pond dredging was underway on your property at 104 Elliott Road (Assessors Map 18 Lot 10). The attached aerial photograph shows the approximate location of the work I observed. Please refer to the attached photos taken on July 5.

Thank you, also, for agreeing to stop dredging until after meeting with the Brooklyn Inland Wetlands and Watercourses Commission on Tuesday, July 12, at 6:30 p.m. The meeting will be held at 69 South Main Street in the Clifford B. Green Memorial conference room. You can come in through the same entrance you use for the Building Department (double maroon doors on the side of the building). Please refer to the attached agenda.

Man-made ponds need to be dredged about every 15 years, depending on their size and depth. The dredging work generally triggers the need for a permit from the Inland Wetlands and Watercourses Commission. I have attached the form you would need to fill out if the Commission decides they want you to apply for a permit. The field card for your property is also attached. It shows the map and parcel numbers as Map 18 Lot 10.

I have a map showing the general vicinity of wetlands on your property. This map may be useful in deciding where the spoils from the dredging should be deposited. Depositing fill in wetlands also triggers the need for a wetlands permit. If the spoils can be deposited in the uplands instead of wetlands, that may be preferable from the Commission's point of view. The Commission will likely want to discuss where the spoils would be spread on site.

Thanks again for agreeing to attend the July 12 meeting. I look forward to helping you get the Commission's approval for your pond dredging.

Sincerely,

Margaret Washburn

Margaret Washburn
Wetlands Enforcement Officer
69 South Main Street, Suite 23
Brooklyn, CT 06234
(860) 779-3411 ext. 31
Mon. – Thurs. 8:00 am – 3:30 pm
m.washburn@brooklynct.org

.

neccog

Approximate location of dredging

Legend

- Town
- Buildings 2012
- Parcels

Notes

104 Elliott Road
aerial photo

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Regular Meeting Agenda
Tuesday, July 12, 2022
Zoom and In-Person Meeting
Clifford B. Green Memorial Center
69 South Main Street
6:00 p.m.

Draft

In-Person: **Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT** **For fully vaccinated persons, masks are optional. For persons not fully vaccinated, masks are required.**		
Online: **Click link below:** https://us06web.zoom.us/j/82435574137	**OR**	**Go to Zoom.us ,** **click Sign In** **On the top right, click Join a Meeting** **Enter meeting ID:** 824 3557 4137 **Enter meeting password:** 038430
Phone: Dial 1 646 558 8656 US Toll **Enter meeting number:** 824 3557 4137 **Enter meeting password:** 038430 **You can bypass attendee number by pressing #**		

Call to Order:

Roll Call:

Seating of Alternates:

Public Commentary:

Additions to Agenda:

Approval of Minutes:

1. Regular Meeting Minutes 6/14/22.

Public Hearings:

1. None.

Old Business:

1. **061422B – 170 South Street – Map 40 Lot 11 – Jeff Fontaine.** Construction of 6,000 sq ft storage/maintenance building with septic system, well, driveway, utility service, drainage, and site grounds.

New Business:

1. **156 Darby Road – Map 36 Lot 49 - Joseph C. Kettelle.** Show Cause Hearing for Violation and Cease and Desist Order issued on 7/6/22 for site work consisting of depositing fill in the upland review area and/or wetlands.
2. **104 Elliott Road - Map 18 Lot 10 – Ken Phillips.** Pond dredging started without a permit.
3. **IWWC 22-001 – Louise Berry Drive – Shane Pollock and Erin F. Mancuso. Modification of 020921A: Shane Pollock and Fran Mancuso, Applicants/Owners; Louise Berry Drive, Map 33, Lot 19, R-30 Zone; Construction of 51 Single Family Condominium Units with activity in the upland review area.**

Communications:

3. Wetlands Agent Monthly Report.
4. Budget Update.

Public Commentary:

Adjourn:

_____

Richard Oliverson, Chairman

INLAND WETLANDS & WATERCOURSES COMMISSION
TOWN OF BROOKLYN, CONECTICUT

Date _____ Application # _____

APPLICATION -- INLAND WETLANDS & WATERCOURSES

APPLICANT _____ MAILING ADDRESS _____
APPLICANT'S INTEREST IN PROPERTY _____ PHONE _____ _____ EMAIL _____

PROPERTY OWNER IF DIFFERENT _____ PHONE _____ _____
MAILING ADDRESS _____ EMAIL _____

ENGINEER/SURVEYOR (IF ANY) _____
ATTORNEY (IF ANY) _____

PROPERTY LOCATION/ADDRESS _____
MAP #_____ LOT # _____ ZONE_____ TOTAL ACRES_____ ACRES OF WETLANDS ON PROPERTY _____

PURPOSE AND DESCRIPTION OF THE ACTIVITY _____
_____
_____
_____

WETLANDS EXCAVATION AND FILL:
FILL PROPOSED_____ CUBIC YDS_____ SQ FT_____
EXCAVATION PROPOSED _____CUBIC YDS_____ SQ FT_____
LOCATION WHERE MATERIAL WILL BE PLACED: ON SITE_____ OFF SITE_____
TOTAL REGULATED AREA ALTERED: SQ FT_____ ACRES_____

EXPLAIN ALTERNATIVES CONSIDERED (REQUIRED): _____
_____
_____

MITIGATION MEASURES (IF REQUIRED): WETLANDS/WATERCOURSES CREATED: CY_____ SQ FT_____ ACRES_____

IS PARCEL LOCATED WITHIN 500FT OF AN ADJOINING TOWN? _____ IF YES, WHICH TOWN(S) _____
IS THE ACTIVITY LOCATED WITHIN THE WATERSHED OF A WATER COMPANY AS DEFINED IN CT GENERAL STATUTES 25-32A? _____

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

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

APPLICANT: _____ DATE_____

OWNER: _____ DATE_____

REQUIREMENTS

_____ Application Fee $_____ State Fee ($60.00) _____

_____ Completion of CT DEEP Reporting Form

_____ Original plus copies of all materials required - **NUMBER TO BE DETERMINED BY STAFF**

_____ Pre-application meeting with the Wetlands Agent is recommended to examine the scope of the activity

_____ Site Plan showing location of the wetlands with existing and proposed conditions. Applicant may be required to have a certified **SOIL SCIENTIST IDENTIFY THE WETLANDS.**

_____ Compliance with the Connecticut Erosion & Sedimentation Control Manual

_____ If the proposed activity is deemed to be a "significant impact activity" a Public Hearing is required along with the following information:

- Names and addresses of abutting property owners
- Additional Information as contained in IWWC Regulations Article 7.6

ADDITIONAL INFORMATION/ACTION NEEDED:

_____

_____

_____

Other applications may be required. Contact these agencies for further information:

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

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

STAFF USE ONLY:

_____ Declaratory Ruling: As of Right & Non-Regulated Uses (see IWWC Regulations Section 4)

_____ Permit Required:

_____ Authorized by Staff/Chair (no activity in wetlands/watercourse and minimal impact)

_____ _____
Chair, Brooklyn IWWC Wetlands Officer

_____ Authorized by IWWC

_____ Significant Activity/Public Hearing

_____ No permit required

_____ outside of upland review area

_____ no impact

_____ _____
Chair, Brooklyn IWWC Wetlands Officer

_____ Timber Harvest

Property Location 104 ELLIOTT RD | Map ID 18/ / 10/ / | Bldg Name | State Use 1010
Vision ID 2407 | Account # 00217000 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/25/2021 3:57:58 PM

CURRENT OWNER

PHILLIPS KENNETH E

104 ELLIOTT RD

BROOKLYN CT 06234-1407

TOPO	UTILITIES	STRT / ROAD	LOCATION

SUPPLEMENTAL DATA

Alt Prcl ID 18/010
OVERLAY

FIRE DIST
SEWER

490 PEN
DEVRIGH
SUBDIV.
SURVEY #
DEV LOT
Census # 9051

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RES LAND	1-1	45,200	31,600
RES EXCES	1-2	18,800	13,200
DWELLING	1-3	128,200	89,800
RES OUTBL	1-4	19,900	14,000
	Total	212,100	148,600

6019

BROOKLYN, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
PHILLIPS KENNETH E	0071	0554	02-27-1981	U	V	0	
FARMERS HOME ADM ET AL	0071	0026	11-14-1980	U	I	0	
WAHTERA DONALD J & SANDRA L	0069	0766	01-16-1980	U	I	103,500	
MENARD CARLTON J & PAULINE	0046	0352	12-04-1968	U	I	22,500	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2020	1-1	31,600	2019	1-1	39,000	2018	1-1	39,000
	1-2	13,200		1-2	9,600		1-2	9,600
	1-3	89,800		1-3	64,000		1-3	64,000
	1-4	14,000		1-4	20,000		1-4	20,000
	Total	148600		Total	132600		Total	132600

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

GRAY IA
BRN1 EST
2020-IA/EA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	126,400
Appraised Xf (B) Value (Bldg)	1,800
Appraised Ob (B) Value (Bldg)	19,900
Appraised Land Value (Bldg)	64,000
Special Land Value	0
Total Appraised Parcel Value	212,100
Valuation Method	C
Total Appraised Parcel Value	212,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-17-189	07-31-2017	RS	Residential	8,000	09-11-2018	100	10-01-2018	REMOVE/REPLACE 16X20 S
3409	12-01-1994	RS	Residential	5,000		100	12-16-1994	10X20 STORAGE BINS
1573	10-06-1987	DE	Demolish	1,000		100	11-01-1987	DEMOLISH CHICKEN COOP
1544	08-25-1987	EL	Electric	2,000		100	08-25-1987	100 AMP
593	08-13-1982	RS	Residential	3,000		100	07-01-1983	16X35 IGP

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-23-2020	MM			13	Field Review
06-15-2020	KN			58	Data mailer no chge
01-14-2020	DCA			00	Measure+Listed
09-11-2018	KT			26	Building Permit
10-04-2017	KT			26	Building Permit
06-12-2015	SS			61	Field Check
03-24-2015	DM			57	Data mailer chg

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam MDL	RA			2.070	AC	36,000	0.55152	5	1.00	0050	1.100		1.0000		45,200
1	1010	Single Fam MDL				5.000	AC	3,600	1.00000	0	1.00		1.000		1.0000		18,000
1	1010	Single Fam MDL				0.230	AC	3,600	1.00000	0	1.00		1.000	POND	1.0000		800
		Total Card Land Units				7.300	AC	Parcel Total Land Area	7.3000						Total Land Value		64,000

Property Location 104 ELLIOTT RD | Map ID 18/ / 10/ / | Bldg Name | State Use 1010
Vision ID 2407 | Account # 00217000 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/25/2021 3:57:59 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	06	Conventional
Model	01	Residential
Grade:	03	C
Stories:	1.75	
Occupancy	1	
Exterior Wall 1	25	Vinyl Siding
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2	05	Drywall/Sheet
Interior Flr 1	14	Carpet
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	1	
Total Half Baths	1	
Total Xtra Fixtrs		
Total Rooms:	6	
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

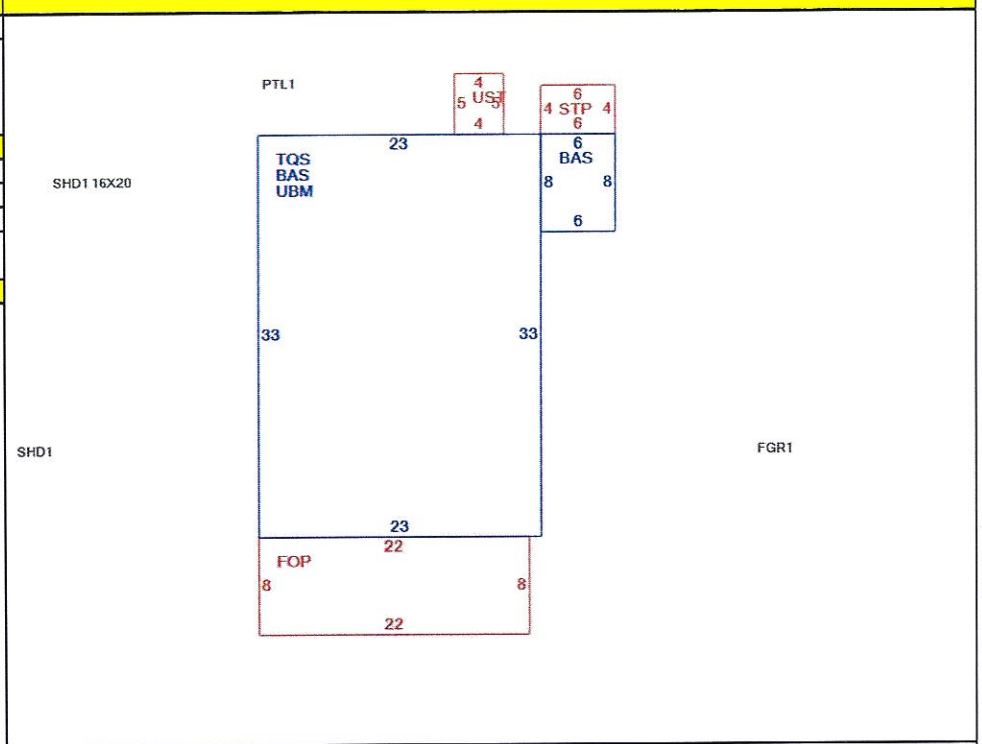
CONDO DATA

Parcel Id		C		Owne	
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	194,537
Year Built	1900
Effective Year Built	1985
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	126,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

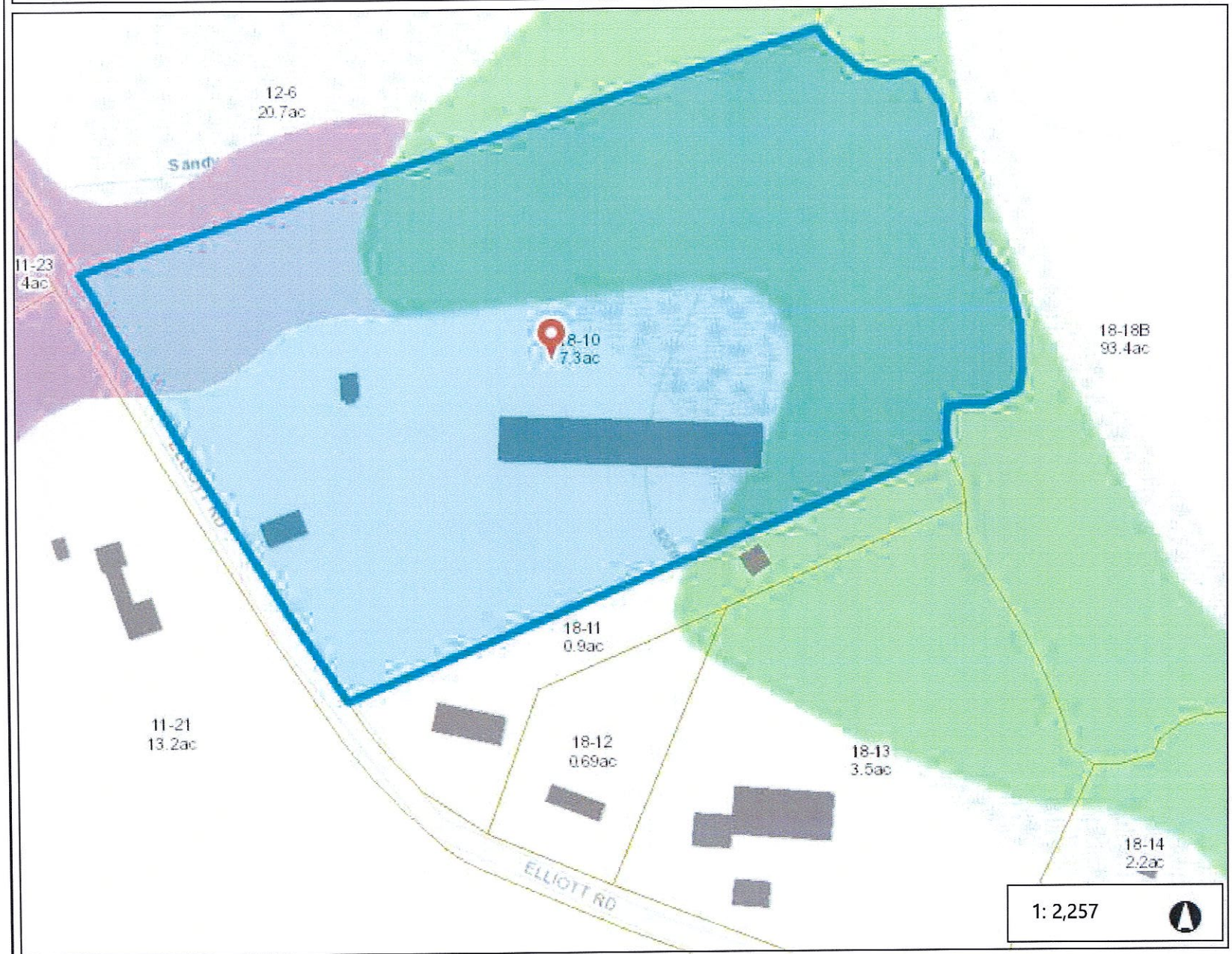
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	GARAGE-AVE	L	360	26.00	1970		30		0.00	2,800
SHD1	SHED FRAME	L	272	14.00	1960		30		0.00	1,100
PLT1	PLTRY HSE 1	L	5,000	8.00	1940		30		0.00	12,000
FPL3	FIREPLACE 2	B	1	2800.00	1980		65		0.00	1,800
SHD1	SHED FRAME	L	320	14.00	2018		90		0.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	807	807	807	121.06	97,692
FOP	Porch, Open	0	176	35	24.07	4,237
STP	Stoop	0	24	0	0.00	0
TQS	Three Quarter Story	569	759	569	90.75	68,881
UBM	Basement, Unfinished	0	759	190	30.30	23,001
UST	Utility, Storage, Unfinished	0	20	6	36.32	726
	Ttl Gross Liv / Lease Area	1,376	2,545	1,607		194,537

neccog

Neccog GIS Site



Legend

- Town
- Buildings 2012
- Parcels
- Wetlands
  - Alluvial and Floodplain Soils
  - Poorly Drained and Very Poorly Dra

Notes

104 Elliott Road
Wetlands map

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Natural Diversity Data Base Areas

BROOKLYN, CT

December 2021

State and Federal Listed Species

Critical Habitat

Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources . Exact locations of species have been buffered to produce the generalized locations.

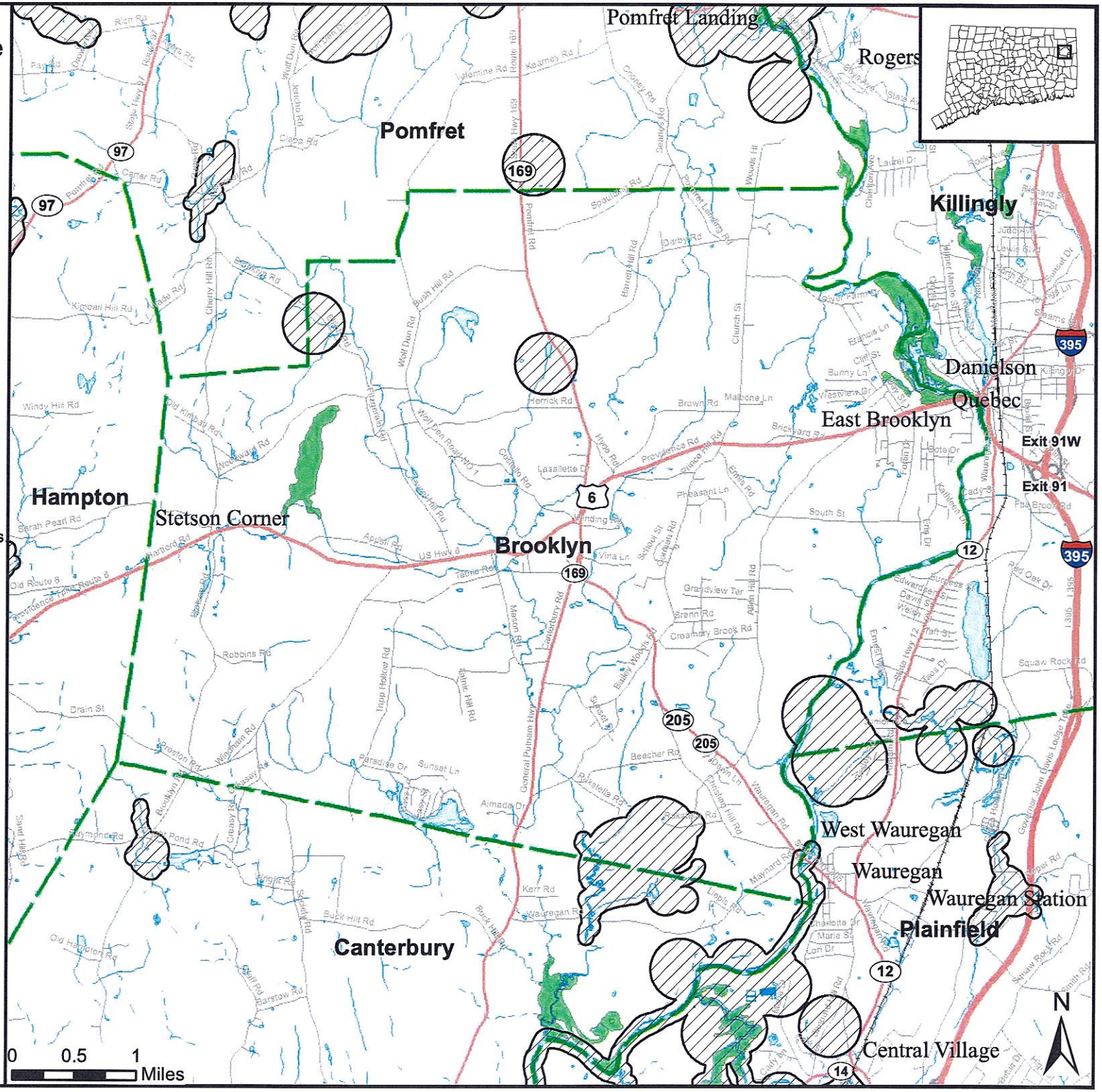
This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

www.ct.gov/deep/nddbrequest

Use the CTECO Interactive Map Viewers at http://cteco.uconn.edu to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

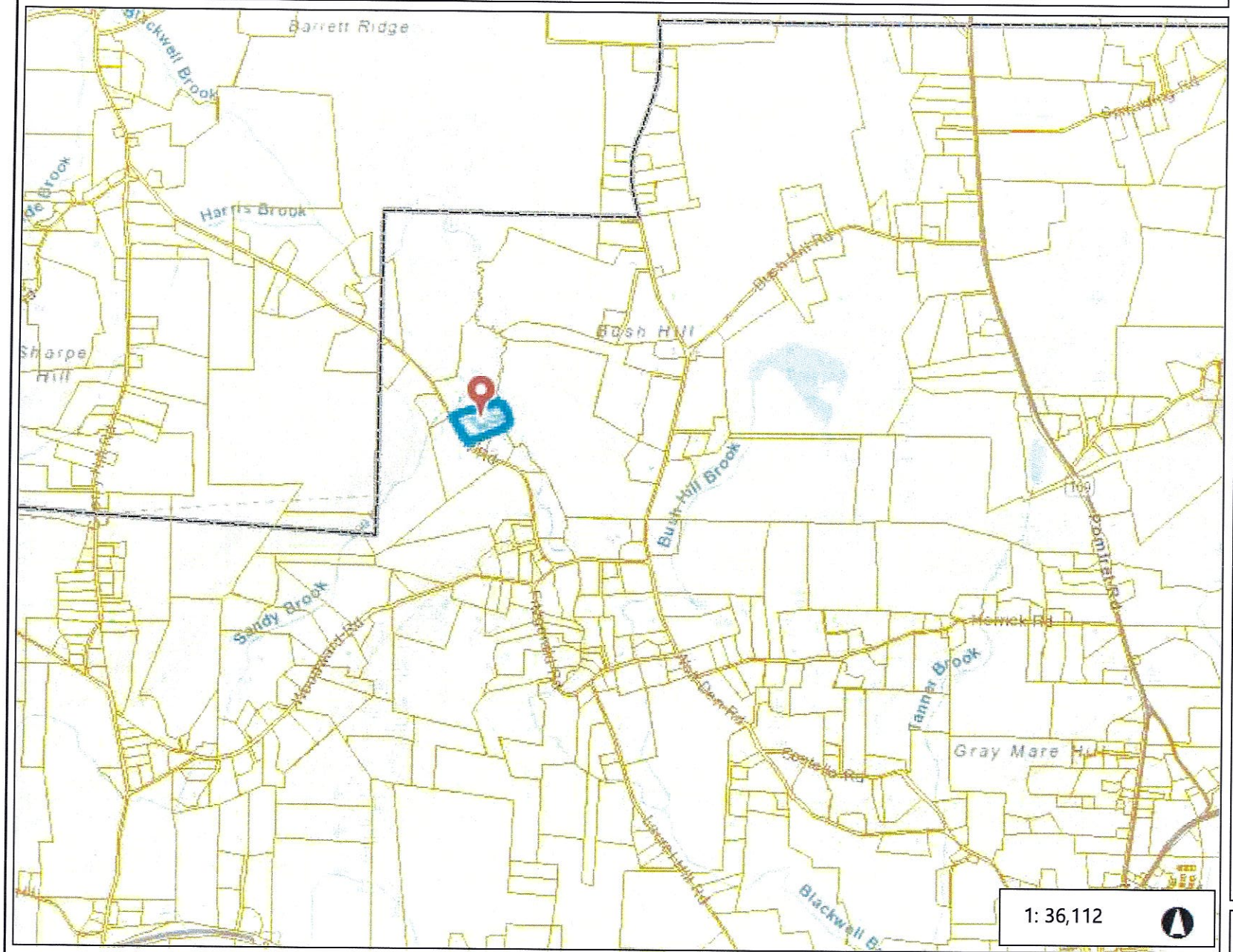
QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011

Connecticut Department of Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



neccog

Neccog GIS Site



Legend

- Town
- Parcels

Notes

Enter Map Description

1.1 0 0.57 1.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Brooklyn Land Use Department

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

Inland Wetlands ✓ Zoning Enforcement _____ Blight Enforcement _____

SITE INSPECTION NUMBER 1 2 3 4 5

104 Elliott Rd — Address

7-6-22 — Date

I noticed heavy equipment had pulled some material out of a small pond very close to Sandy Brook. I knocked on the door and spoke to owner, Ken Phillips. Ken admitted to doing the dredging without a permit. He said that a pipe flows into the pond from Sandy Brook; another pipe flows out of the pond back into the brook. I asked if he would please stop work until he could attend the 7/12 meeting. He said yes and agreed to attend the meeting. I asked if he could plug up the pipe that outlets to the brook while he is working in the pond. He said yes. I asked Ken where he proposed to place the excavated spoils. He indicated a low-lying mowed area and said that it's in a wetland. I told Ken I would send him a letter.

Commission Representative M. Washburn

Owner or Authorized Signature _____

Three photographs were taken from the road on 7/5/22.

Killingly Engineering Associates
Civil Engineering & Surveying

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglengineering.com

July 5, 2022

Proposed Multi Family Condominium Development

Shane J. Pollock & Erin F. Mancuso
Louise Berry Drive
Brooklyn, CT

APPLICATION PACKAGE CONTENTS – Inland Wetlands Modification

1. Application fee: $110.00
   - Publication Fee $50.00
   - State Fee $60.00
2. 5- full sized sets of plans revised to: 6/17/2022
3. Inland Wetlands Application
4. CTDEEP Reporting Form
5. GIS Mapping
6. List of adjacent land owners including across the street
7. Soil Scientist Report
8. Planting recommendations
9. Web Soil Survey Map
10. Applicant's Certification
11. Applicant's Statement of Familiarity

INLAND WETLANDS & WATERCOURSES COMMISSION

RECEIVED
Date JUL 05 2022
By

TOWN OF BROOKLYN
CONECTICUT

IWWC-22-001
Application # W
Check # 10718

APPLICATION FOR INLAND WETLANDS PERMIT

Name of Applicant Shane Pollock Phone 860-888-3129
Mailing Address 101 Mackin Drive, Griswold, CT 06351
Applicants Interest in the Property Owner / Developer

Property Owner Shane Pollock & Erin F. Maniscuso Phone 860-888-3129
Mailing Address 101 Mackin Drive, Griswold, CT 06351

Name of Engineer/Surveyor Killingly Engineering Associates, LLC
Address P.O. Box 421, Killingly, CT 06241
Contact Person Normand Thibeault, JR, P.E Phone 860-779-7299 Fax

Name of Attorney Nicholas H Maniscuso
Address 116 Parum Road, Colchester, CT 06415
Phone 860-603-2258 Fax

Property location/Address Louise Berry Drive
Map # 33 Lot # 19 Zone R-30 Total Acres 13.497 Acres of Wetlands 2.33 AC

Purpose and Description of the Activity Construction of 50 Single-Family Condominium units with activity in the upland review

Wetlands Excavation and Fill:
Fill Proposed 0 Cubic Yds 0 Sq ft 0
Excavation Proposed 0 Cubic Yds 0 Sq ft 0
Location where material will be placed: On Site N/A Off Site N/A
Total Regulated Area altered: Sq ft Acres

Explain any alternatives that were considered Previous application was for 51 units and a single stormwater basin. One unit has been removed and a second stormwater basin added per town consultants review

Mitigation Measures if Required:
Wetlands or watercourses created: Cubic Yds 0 Sq ft 0 Acres 0

Is parcel located within 500ft of an adjoining Town? No

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

No

REQUIREMENTS

- **Application Fee $** 50.00 **State Fee ($60.00)** 60.00
- Completion of DEP Reporting Form
- Compliance with the Inland Wetlands & Watercourses Regulations
- Three (30) copies of all materials required shall be submitted
- Pre application meeting with the Wetlands Agent is recommended to examine the scope of the activity
- Site Plan showing location of the wetlands (Commission may require a soil scientist to identify the wetlands), existing and proposed conditions
- Compliance with the 2002 Erosion & Sedimentation Control Manual
- If the proposed activity is deemed to be a "significant impact activity" a Public Hearing is required along with the following information:
  - Names and addresses of abutting property owners
  - Additional Information as contained in Article 6.17

Other applications if required:

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

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

The owner and applicant hereby grant the Brooklyn Inland Wetlands and Watercourses Commission, the Board of Selectman, Authorized Agents of the Inland Wetlands and Watercourses Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Inland Wetlands and Watercourses Regulations of the Town of Brooklyn.

Applicant: Shane J Pollock Date 7-5-22

Owner: Shane J Pollock Date 7-5-22

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

Revised 11-18-14

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

GIS CODE #: ___ ___ ___ ___ ___ ___ ___ ___ ___
For DEEP Use Only

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

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

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Brooklyn
   does this project cross municipal boundaries (check one)? yes ☐ no ☑
   if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Brooklyn or number: 43
   subregional drainage basin number: 3711
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Shane Pollock
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Louise Berry Drive
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☑ description:
   Construction of 50 Single-Family Condominium Units
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): C
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 9, 12, 14, _____
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 6.9 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.26 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

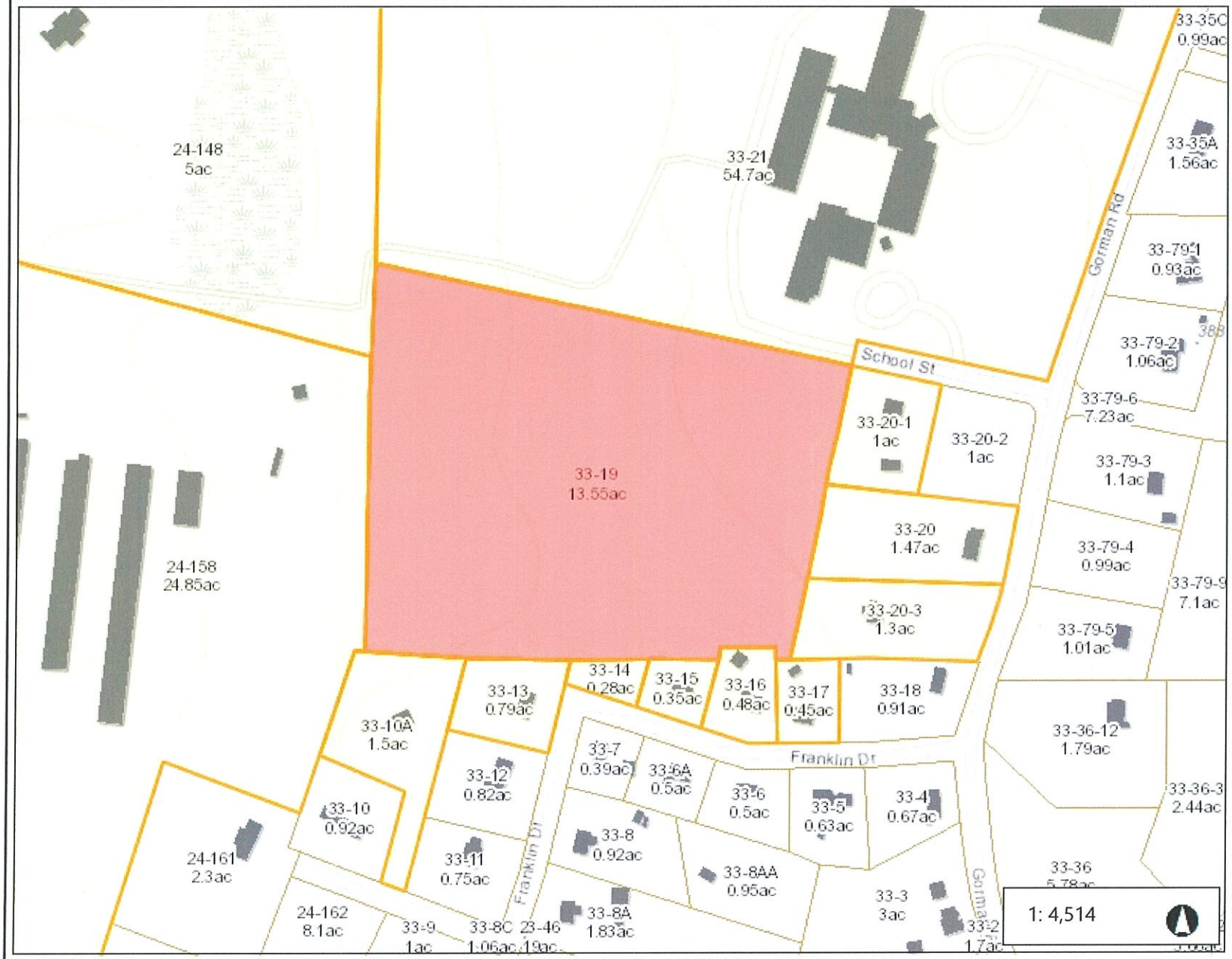
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

neccog

Neccog GIS Site



Legend

- Town
- Buildings 2012
- Parcels

Notes

Pollock

0.1 0 0.07 0.1 Miles

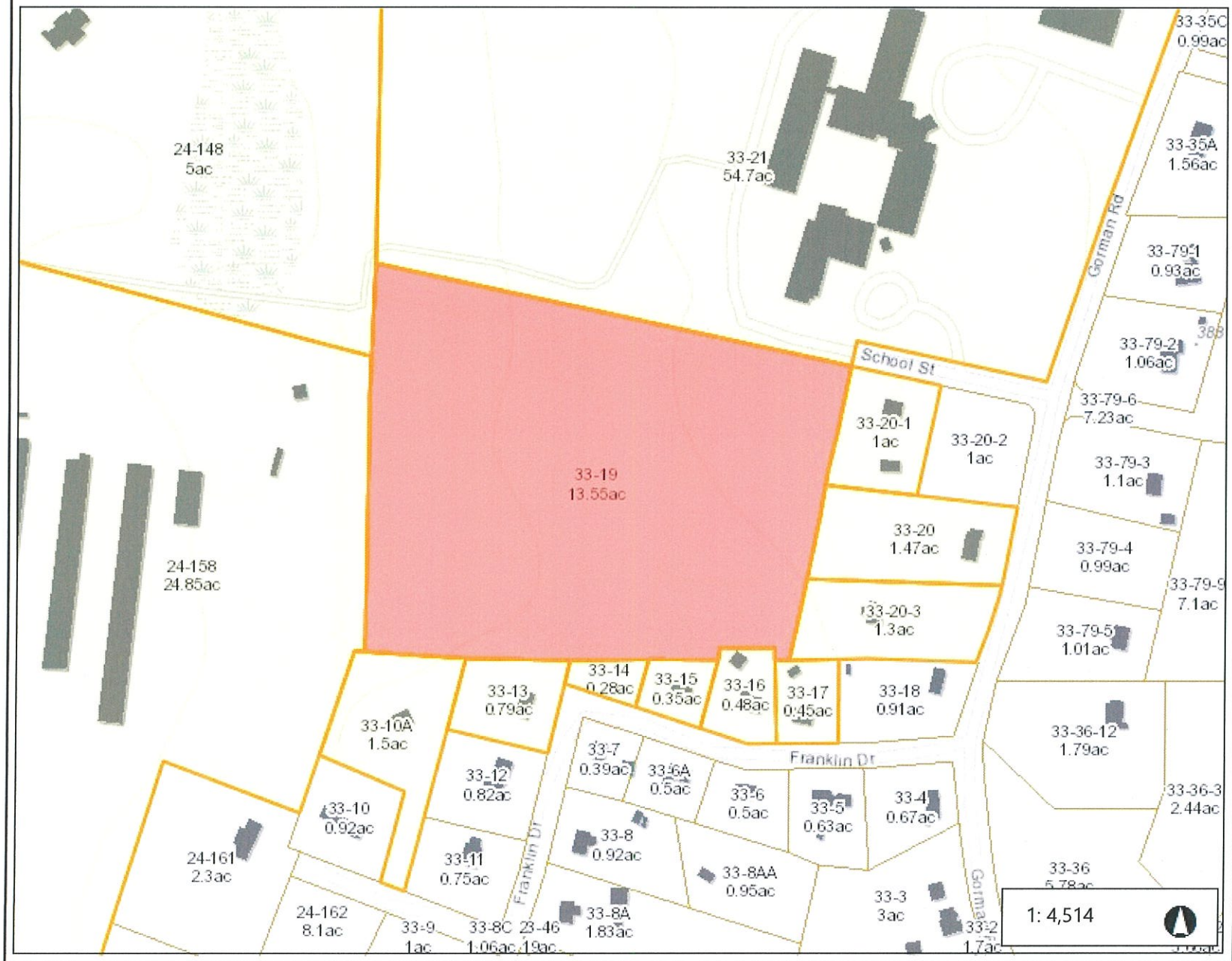
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

neccog

Neccog GIS Site



Legend

- Town
- Buildings 2012
- Parcels

Notes

Pollock

0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

173 GORMAN RD
BROOKLYN CT 06234

273 MAIN ST
HAMPTON CT 06247

36 FRANKLIN DR
BROOKLYN CT 06234

P O BOX 351
BROOKLYN CT 06234-1933

20 FRANKLIN DR
BROOKLYN CT 06234

24 FRANKLIN DR
BROOKLYN CT 06234

68 FRANKLIN DR
BROOKLYN CT 06234

12 FRANKLIN DR
BROOKLYN CT 06234-1908

-
BROOKLYN CT 06234-2530

211 WAUREGAN RD
BROOKLYN CT 06234

101 MACKIN DR
GRISWOLD CT 06351

179 GORMAN RD
BROOKLYN CT 06234

44 CANTERBURY RD
BROOKLYN CT 06234

JOSEPH R. THEROUX
~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

5/10/2022

KILLINGLY ENGINEERING ASSOCIATES
P.O. BOX 421
DAYVILLE, CT. 06241

RE: TREE PLANTING RECOMMENDATIONS, POLLOCK PROPERTY, LOUISE BERRY DRIVE, BROOKLYN, CT.

DEAR MR. THIBEAULT,

AT YOUR REQUEST I HAVE INSPECTED THE ABOVE REFERENCED PROPERTY AND THE SITE PLAN DEPICTING THE PROPOSED DEVELOPMENT FOR THE PURPOSES OF MAKING RECOMMENDATIONS ON TREE SPECIES SUITABLE FOR THE SITE.

IN THE SOUTHERN PORTION OF THE PROPERTY WHERE IT WAS HEAVILY LOGGED AND THE OVERSTORY WAS REMOVED, IN AND ADJACENT TO THE WETLANDS, I WOULD RECOMMEND PLANTING WHITE PINE SEEDLINGS, (PINUS STROBUS). THESE SEEDLINGS SHOULD BE 3-YEAR-OLD STOCK, APPROX. 15 TO 18 INCHES IN HEIGHT.
FOR THIS REMAINING AREA THAT WAS HEAVILY LOGGED AND IS NOT BEING DEVELOPED, (+/- 1 ACRE), I WOULD RECOMMEND 250 TREES, AS THIS IS TYPICAL STOCKING PER ACRE FOR HEALTHY WHITE PINE STANDS.

REGARDING TREE SPECIES FOR SCREENING BETWEEN THE UNITS, I WOULD RECOMMEND GREEN GIANT ARBORVITAE, (THUJA PLICATA). THESE TREES ARE EVERGREEN, DEER RESISTANT, AND ARE ONE OF THE FASTEST GROWING PRIVACY TREES. THEY WILL GROW APPROX. 3 TO 5 FEET PER YEAR AND WILL REACH HEIGHTS OF 60 FEET. THEY THRIVE IN A WIDE RANGE OF SOILS AND LIKE FULL SUN.
THEY SHOULD BE PLANTED IN STAGGERED ROWS APPROX. 4 TO 6 FEET SPACING.

AS WITH ANY PLANTINGS, THE PINES AND ARBORVITAES SHOULD BE PLANTED IN SPRING OR FALL TO MINIMIZE MORTALITY AND SHOULD BE MONITORED FOR SURVIVAL THE FIRST YEAR.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING MY RECOMMENDATIONS, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

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

MONITORING

JOSEPH R. THEROUX
~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE

WETLAND FUNCTION & VALUE ASSESSMENTS

9/23/20

Killingly Engineering Associates
P.O. Box 421
Dayville, CT. 06241

Re: Wetland function/value and impact assessment report for the proposed site development for Shane Pollock, Louise Berry Drive, Brooklyn, Connecticut.

Dear Mr. Thibeault,

At your request, I have reviewed the site plans entitled: "PROPOSED MULTI- FAMILY DEVELOPMENT, LOUISE BERRY DRIVE BROOKLYN, CONNECTICUT. PREPARED FOR SHANE POLLOCK, dated April 23, 2020, revised to August 24, 2020 and the above referenced property for the purposes of assessing the wetland functions and values and potential impacts to the inland wetlands and watercourses in proximity to the proposed housing development.

The wetland function and value assessment was conducted on 9/22/2020.

Existing Conditions

The property is 13.497 acres in size and is located on the south side of Louise Berry Drive, in Brooklyn, CT.

The majority of the parcel is comprised of uplands, with gentle to moderate slopes and gravelly, well drained soils. The southern portion of the property is occupied by a large palustrine forested/scrub-shrub wetland & watercourse complex and adjacent forested uplands along the southern property line.

Upland Review Areas

The 125 foot upland review area around the delineated forested/scrub-shrub wetland/watercourse is vegetated in the overstory with a mix of white pine and mixed hardwoods in the sawtimber and polewood size classes. The mixed hardwoods include white, black and scarlet oaks, hickory, black birch and red maple.

The site was heavily logged several years ago resulting in the removal of the majority of the overstory. This increase in light has released the understory saplings, shrub and herbaceous species resulting in a very dense understory, especially in and adjacent to the wetlands.

This densely vegetated understory is comprised of polewood and saplings in these species as well as shrub species such as, spicebush, winterberry, Japanese barberry, multiflora rose and highbush blueberry. Herbaceous vegetation includes numerous fern species, goldenrod, black raspberry and miscellaneous grasses.

Wetlands

A palustrine forested/scrub-shrub wetland with 2 watercourses were delineated in the southern and eastern portions of the property. (See wetland delineation report).

One intermittent watercourse flows to the south along the eastern property boundary. The only source of hydrology for the watercourse is from storm water discharges from the impervious surfaces associated with the school, and from Louise Berry Drive.

The other watercourse, (Anderson Brook), flows onto the property in the southeast property corner, and joins with the eastern watercourse. It then flows to the west off the parcel along the western property line. Storm water discharges from Franklin Drive enter the wetlands and watercourse on the southern property line.

The wetlands and watercourses were inundated on the date of the delineation, (12/28/15 and 5/4/20). On the date of the assessment, (9/22/2020), the wetlands were not inundated nor were the watercourses flowing, however a few small pockets were inundated within the watercourse, due to perched water trapped in depressions.

It should also be noted that floodplain soils were found adjacent to Anderson Brook which flows to the west off the parcel.

The majority of this wetland/watercourse is densely vegetated with red maple, white oak, white ash and elm in the overstory, and in the understory saplings and typical wetland shrub species such as highbush blueberry, speckled alder, arrowwood, sweet pepperbush, winterberry and spicebush. Other species included Japanese barberry, multiflora rose, grapevines and bittersweet.

Herbaceous vegetation included sphagnum moss, sensitive, Christmas, interrupted, hay scented, lady & cinnamon ferns, black raspberry, sedges, rushes, skunk cabbage, goldenrod, jewelweed and misc. grasses.

Wildlife tracks/sign found and directly observed in and adjacent to the wetland/watercourse included mammals and bird species such as: white tailed deer, eastern coyote, red fox, raccoon gray & red squirrels, red tailed hawk, American crow, red wing blackbird, and numerous songbird species.

Amphibians found included green and pickerel frogs. Undoubtedly, this wetland complex serves as habitat to numerous reptile and amphibian species.

I am uncertain if a fish population exists within Anderson Brook, due to its shallow average depths and status as intermittent. I do not believe it is possible for fish to inhabit the eastern intermittent watercourse due to its steep, rocky slope, intermittent nature and poor water quality due to the untreated, non-attenuated storm water discharges that severely erode the stream channel during significant storm events.

Wetland Functions and Values

The forested/scrub-shrub wetland and watercourse(s), were inspected to determine wetland functions and values utilizing the Army Corps. Of Engineers methodology as outlined in "The Highway Methodology Workbook Supplement".

This methodology recognizes 8 separate wetland functions: groundwater recharge/discharge, floodflow alteration/storage, fish/shellfish habitat, sediment/toxicant/pathogen retention, nutrient removal/retention/transformation, production export, sediment/shoreline stabilization and wildlife habitat. The 4 wetland values include: recreational value, educational/scientific value, uniqueness/heritage value and threatened/endangered species habitat.

For each wetland function or value to be determined, 2 to 31 different considerations/or qualifiers are considered as rationale to apply or eliminate that specific function or value.

Palustrine forested/scrub-shrub wetland & Anderson Brook functions:

The following is a list of the wetland functions exhibited by this wetland/watercourse and their descriptions:

Ground water recharge: Ground water recharge function is possible due to the perched water table being trapped in small inundated pockets within the wetlands and slowly infiltrating during dry season. Anderson Brook stream flows off the property diminishes this function.

Sediment/toxicant retention: Dense herbaceous vegetation, shrubs and flat topography in the wetlands can effectively trap sediments/toxicants from surface flows from the adjacent topography. Although with no current sources of sediments or toxicants present, this wetland has little opportunity to provide this function.

Nutrient removal/retention: Herbaceous and shrub vegetation in the wetlands can effectively trap and utilize potential nutrients before reaching watercourses. Nitrogen fixing bacteria in wetland soils also trap nitrogen. Although with no current sources of nutrients present, this wetland has little opportunity to provide this function.

Production export: numerous tree, shrub and herbaceous plant species in the wetlands provide food, berries and seeds for wildlife. Invertebrates and amphibians provide food for birds and mammals.

Sediment and shoreline stabilization: Roots from herbaceous grasses and plants, shrub species and trees found in wetlands adjacent to the watercourses help bind and stabilize soils which helps prevent erosion along steeper edges of wetlands and streambanks.

Wildlife habitat: Numerous amphibians, reptile, mammal, and bird species inhabit this wetland and watercourse complex. The wetland and upland riparian zones adjacent to the wetland serve as wildlife habitat. Wildlife habitat is the primary function of this wetland.

This wetland did not exhibit the wetland functions of fish habitat nor floodflow alteration due to the lack of significant deep-water habitat areas capable of sustaining fish or storing flood waters.

Palustrine forested scrub-shrub wetland & Anderson Brook values

The following wetland values were exhibited by this wetland/watercourse:

Recreation: This wetland/watercourse complex holds the potential for active or passive recreational opportunities such as hiking, hunting or viewing of wildlife, although with no public access on this property, this wetland has little opportunity to provide this value.

Educational/scientific value: this wetland/watercourse is relatively undisturbed, contains multiple wetland classes, and is considered as valuable wildlife habitat, although with no public access on this property, this wetland has little opportunity to provide this value.

Uniqueness/heritage value: this wetland/watercourse serves an important role in the ecological system of the area, it is a typical wetland class for the area, and serves as valuable wildlife habitat.

Visual/aesthetic value: the wetland/watercourse is visible from multiple viewing locations due to its position in the landscape, it contains a diversity of vegetation that turns vibrant colors during different seasons, it is considered valuable wildlife habitat, and is not significantly disturbed.

This wetland/watercourse did not exhibit the value of threatened/endangered species habitat as the site was not shown within the shaded areas on the current natural diversity database maps.

Potential wetland impacts

The project plans and site were reviewed to assess the potential impacts to the wetlands from the proposed parking area expansion.

On this parcel, a 51-unit development is proposed with an access road/cul de sac, utilities, water, sanitary sewer & storm water discharge/treatment systems.

Along the southern limits of the development, a 3:1 slope or less is proposed as shown on the site plan.

The clearing limits and E&S measures shown on the plans vary from approx. 120 feet in width to immediately adjacent to the wetlands.

The topsoil stockpile is shown a considerable distance from the wetlands and silt fencing is shown along its downslope perimeter.

A two-bay grassed storm water basin is proposed to remove sediments and attenuate storm water flows before discharge.

E&S Measures:

The submitted project plans show the proposed E&S measures around the perimeter of the clearing limits adjacent to the wetlands as silt fencing.

It should be noted that the proposed storm water treatment basin and swale are proposed to be utilized as a temporary sediment basin during construction to prevent potential sediment discharges from reaching the wetlands.

Jute netting is proposed to help hold and establish vegetation on steeper slopes.

It would be my recommendation that the E&S measures be installed as soon as possible after the initial timber cutting/land clearing and before the stumping and topsoil removal operation. It is during this phase where the most likely opportunity will occur for erosion and sedimentation. In the northeast area the existing slopes adjacent to the wetlands/watercourse are moderate, and the excavation, filling and grading are proposed directly adjacent to the wetlands.

Along the portions of the clearing limits within 75 feet of the wetlands, I would recommend either super silt fencing or silt fencing backed by staked hay bales should be proposed and implemented. The silt fencing will also prevent reptiles and amphibians from entering the development areas.

Silt fencing should be shown along wetland flags WF-37 to WF-39 for the excavation/installation of the rip rap level spreader and pipe.

I would also recommend that E&S inspections be conducted on a frequent basis during the land clearing/stumping/topsoil stripping phases, and prior to significant storm events.

Direct wetland impacts:

No direct wetland or watercourse disturbance is proposed.

Potential short-term impacts:

The potential short-term impacts associated with the land clearing, stumping, top soil stripping and construction would be limited to potential sediment discharges during significant storm events.

Provided that the proposed/recommended E&S measures/inspections are correctly implemented and maintained throughout the project timeframe, the disturbance directly adjacent to the wetlands will not significantly impact the wetlands or their existing functions due to erosion and sedimentation. Once the top soils are removed, the well-drained, sandy/gravelly soils will allow for good infiltration of storm water runoff both pre and post construction.

The quick and permanent establishment of vegetation in the disturbed areas is crucial to the prevention of erosion. To minimize the potential for these impacts, E&S control measures have been incorporated into the project plans on sheet 7 of 9.

Potential long-term impacts:

Wetland hydrology

I see no direct or long-term impacts to the wetland/watercourse hydrology as a result of the proposed development, or storm water treatment basin. The storm water associated with the access drives, parking areas and the impervious surfaces, (roof areas), will be a significant input to the existing hydrology, through some minor overland flow, but mostly through the storm water basin, impervious grass & rip rap swale, as ground water recharge or as direct discharge during significant storm events after treatment. It is my opinion that these inputs from the impervious surfaces will augment the existing hydrology.

Currently, the storm water associated with the school storm water system, Louise Berry Drive and Franklin Drive and ground water discharge are all inputs into the hydrology of Anderson Brook and the wetlands. These inputs will not change as a result of the construction of the development.

It should be noted that currently the sources of hydrology for the wetlands/watercourses are ground water, off site stream and storm water flows, minor overland storm water & precipitation flows and a small measure of direct infiltration through the well-drained gravelly soils within the upland areas adjacent to the wetlands.

Water quality:

Due to the incorporation of the paved parking surfaces, rip rap and grass lined water swales, the 2-bay grassed storm water treatment basin, rain garden, and some direct infiltration of storm water in the well-drained, sandy, gravelly soils, I see no significant or adverse impacts to the existing water quality of the wetlands or Anderson Brook from storm water discharges.

Adjacent upland wildlife habitat

Potential long-term impacts to the upland habitat from the project would include the loss of a significant portion of the URA serving as riparian zones and upland wildlife habitat adjacent to the wetlands and brook corridor. This intrusion will force wildlife into the vegetated corridor in and around the wetlands and brook, during and after the construction timeframe, and into other areas where the uplands are not disturbed.

The remaining non-developed southern portion of the property below the development varies in width from 100 feet to 270 feet in width, within this area, the wetlands and adjacent upland riparian zones will still provide for all of the wetland functions/values and significant wildlife habitat.

In summary, the design of the project implements features intended to minimize or eliminate potential impacts to the wetlands such as storm water runoff, significant loss of wetland and watercourse habitats, and erosion and sedimentation associated with construction activities.

I feel these proposed measures are adequate to protect the wetlands provided that the recommended erosion and sedimentation control features are implemented and maintained throughout the development timeframe.

The existing wetlands and watercourses will still have the ability to provide the same wetland functions and values they currently provide.

If you have any questions concerning the site assessment or this report, please feel free to contact me.

Sincerely,

Joseph R. Theroux

Joseph R. Theroux
Certified Forester and Soil Scientist
Member SSSSNE, SSSA

JOSEPH R. THEROUX
~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992~ FAX 860-376-6842
P.O. BOX 32, VOLUNTOWN, CT. 06384
FORESTRY SERVICES ~ ENVIRONMENTAL IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION AND VALUE ASSESSMENTS

5/10/2022

KILLINGLY ENGINEERING ASSOCIATES
P.O. BOX 421
DAYVILLE, CT. 06241

RE: TREE PLANTING RECOMMENDATIONS, POLLOCK PROPERTY, LOUISE BERRY DRIVE, BROOKLYN, CT.

DEAR MR. THIBEAULT,

AT YOUR REQUEST I HAVE INSPECTED THE ABOVE REFERENCED PROPERTY AND THE SITE PLAN DEPICTING THE PROPOSED DEVELOPMENT FOR THE PURPOSES OF MAKING RECOMMENDATIONS ON TREE SPECIES SUITABLE FOR THE SITE.

IN THE SOUTHERN PORTION OF THE PROPERTY WHERE IT WAS HEAVILY LOGGED AND THE OVERSTORY WAS REMOVED, IN AND ADJACENT TO THE WETLANDS, I WOULD RECOMMEND PLANTING WHITE PINE SEEDLINGS, (PINUS STROBUS). THESE SEEDLINGS SHOULD BE 3-YEAR-OLD STOCK, APPROX. 15 TO 18 INCHES IN HEIGHT.
FOR THIS REMAINING AREA THAT WAS HEAVILY LOGGED AND IS NOT BEING DEVELOPED, (+/- 1 ACRE), I WOULD RECOMMEND 250 TREES, AS THIS IS TYPICAL STOCKING PER ACRE FOR HEALTHY WHITE PINE STANDS.

REGARDING TREE SPECIES FOR SCREENING BETWEEN THE UNITS, I WOULD RECOMMEND GREEN GIANT ARBORVITAE, (THUJA PLICATA). THESE TREES ARE EVERGREEN, DEER RESISTANT, AND ARE ONE OF THE FASTEST GROWING PRIVACY TREES. THEY WILL GROW APPROX. 3 TO 5 FEET PER YEAR AND WILL REACH HEIGHTS OF 60 FEET. THEY THRIVE IN A WIDE RANGE OF SOILS AND LIKE FULL SUN.
THEY SHOULD BE PLANTED IN STAGGERED ROWS APPROX. 4 TO 6 FEET SPACING.

AS WITH ANY PLANTINGS, THE PINES AND ARBORVITAES SHOULD BE PLANTED IN SPRING OR FALL TO MINIMIZE MORTALITY AND SHOULD BE MONITORED FOR SURVIVAL THE FIRST YEAR.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING MY RECOMMENDATIONS, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

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

Hydrologic Soil Group—State of Connecticut
(Louise Berry Drive)

Map Scale: 1:1,850 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 20, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 14, 2011—Aug 27, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	D	3.1	27.8%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	A	0.0	0.4%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	B	4.7	42.9%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	B	2.9	26.0%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	B	0.1	0.7%
701B	Ninigret fine sandy loam, 3 to 8 percent slopes	C	0.2	2.2%
Totals for Area of Interest			**11.0**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

July 5, 2022

Shane J. Pollock
Louise Berry Drive
Brooklyn, CT

Per Section 7.7 of the Inland Wetland and Watercourses regulations

On behalf of the applicant, Killingly Engineering Associates, LLC. certifies that:

a. The property on which the regulated activity is proposed is not located within 500 feet of the boundary of an adjoining municipality;

b. Traffic attributable to the completed project on the site will not use streets within an adjoining municipality to enter or exit the site;

c. Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within an adjoining municipality;

d. Water run-off from the improved site will not impact streets of other municipal or private property within an adjoining municipality.

Applicant CONSULTANT Date 7/5/2022

Shane J. Pollock
Louise Berry Drive
Brooklyn, CT

The applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate information.

Consultant: Date: 7/05/2022

PROPOSED MULTI-FAMILY CONDOMINIUM DEVELOPMENT

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

PREPARED FOR:

SHANE POLLOCK

TABLE OF ZONING REQUIREMENTS		
ZONE = R–30*		
	REQUIRED	PROVIDED
Lot Area	30,000 s.f.	13.497 Acres
Front Yard Setback	50'	53.4'
Side Yard Setback	30'	48'
Rear Yard Setback	50'	257'
Building Height	35' Max.	<35'
Lot Frontage	110'	243.74'
Building Separation	40' min	40'–115'

DENSITY: 1 unit per every 5,000 s.f.
13.497 ac = 587,929 s/f – 117 units max
50 units proposed

PARKING: 2 spaces per unit required – 100 required
1 garage space + 1 driveway space per unit for 48 units = 96 spaces
1 garage space + 2 driveway spaces per accessible units = 6 spaces
+ 36 additional spaces – 140 spaces total

Multi–family development in accordance with Section 6.E. ZONE = RA

GENERAL NOTES:

1. Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
2. There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.
3. The only work allowed prior to installing the perimeter sediment controls shall be clearing vegetation. No grubbing shall be allowed until the perimeter sediment controls have been installed as per plan. Call (860) 779–3411. ext. 31, for an inspection of the perimeter sediment controls. The perimeter sediment controls must be approved in writing by the IWWC Agent or a Commission member prior to commencing any other work.
4. The temporary sediment basin and swale must be at least temporarily stabilized prior to discharging any stormwater into them. Call (860) 779–3411. ext. 31, for an inspection of the temporary sediment basin and swale. The temporary stabilization of the temporary sediment basin and swale must be approved in writing by the IWWC Agent or a Commission member prior to discharging any stormwater into them.
5. Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity.
6. The Homeowner's Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity.
7. The construction of the temporary sediment basin and swale shall begin between April 14 and September 1 to allow for vegetation to become at east temporarily established in the basin prior to discharging stormwater into the temporary sediment basin and swale. The basin and swale should be substantially completed by September 1. Construction of the temporary sediment basin and swale shall not commence between September 2 and April 13 in accordance with the provisions od Section 11.1 of the Brooklyn IWWC Regulations.

LEGEND

●	IRON PIN TO BE SET
⊙	IRON PIN FOUND
O DH	DRILL HOLE FOUND
□ CB	CATCH BASIN
Ø	UTILITY POLE
○ SMH	SANITARY SEWER MANHOLE
	HYDRANT
100	EXISTING CONTOURS
100	PROPOSED CONTOURS
WF	INLAND WETLANDS FLAG
BL	BUILDING SETBACK LINE
S	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
	STONE WALL
	STONE WALL REMAINS
	SILT FENCE
	175' WATERCOURSE SETBACK
	125' UPLAND REVIEW

LOCATION MAP
SCALE: 1" = 1000'

INDEX TO DRAWINGS

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
01/04/2021	TOWN & ENGINEERING REVIEW
01/27/2021	PER BWPCA REVIEW
02/10/2021	EASE. ADDED/ZONE/CT WATER COMMENTS
03/30/2021	TOWN & ENGINEERING REVIEW
04/20/2021	IWWC APPROVAL CONDITIONS
09/15/2021	TOWN ROAD FRONTAGE
10/15/2021	CONSULTANT REVIEW & COMMISSION
10/26/2021	PHASING PLANS / E&S
06/17/2022	APPLICATION RESUBMISSION

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

April 23, 2020

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

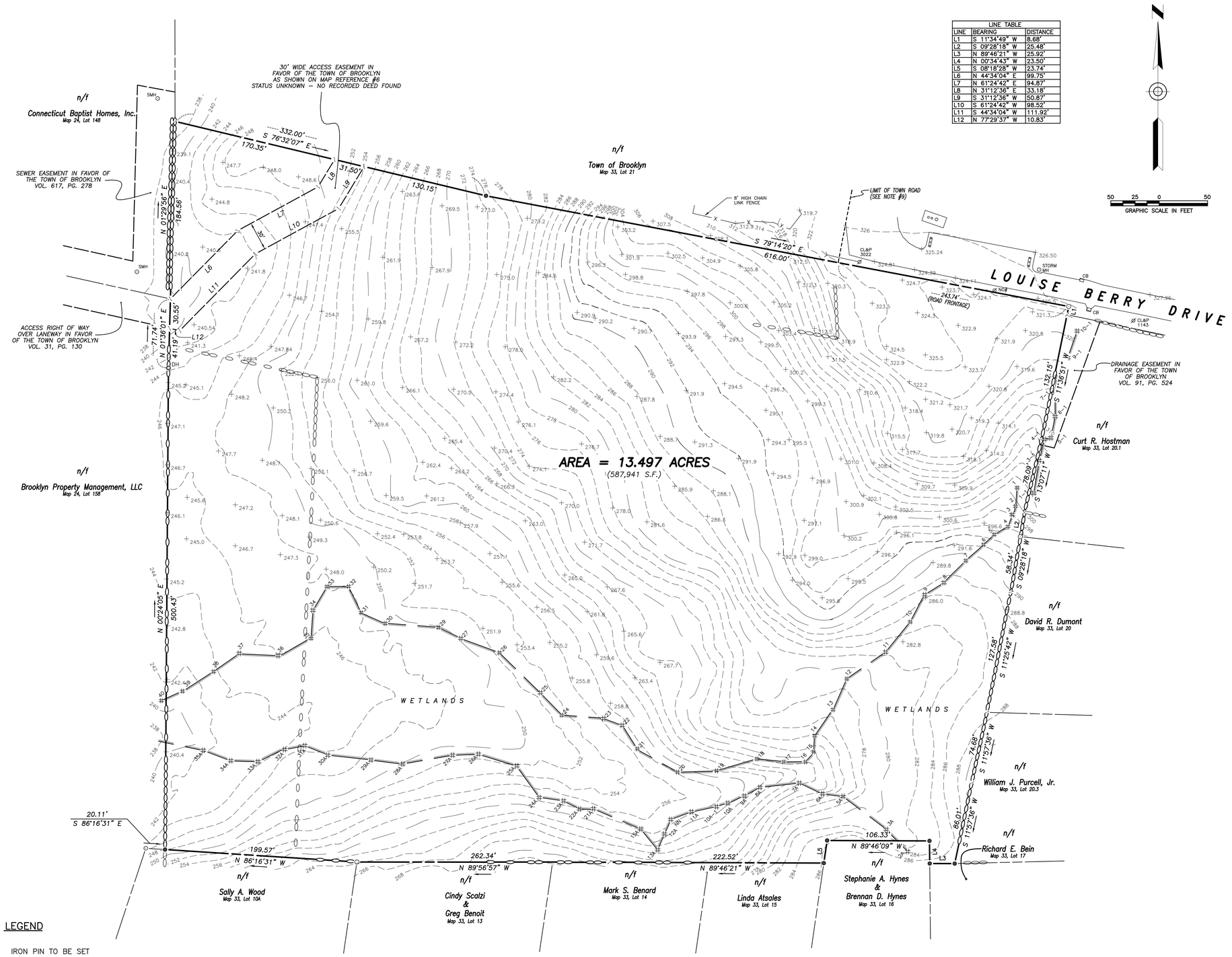
Per Sec. 8.26c of the Connecticut General Statutes, as amended, approval automatically expires _____ if all public improvements required by this plan are not completed by that date.

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

_____
CHAIRMAN DATE

_____
NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

K:\20014\Drawings\01_20014 COVER SHEET.dwg Jul 05, 2022 - 8:47 AM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°34'49" W	8.68'
L2	S 09°28'18" W	25.48'
L3	N 89°46'21" W	25.92'
L4	N 00°34'43" W	23.50'
L5	S 08°18'28" W	23.74'
L6	N 44°34'04" E	99.75'
L7	N 61°24'42" E	94.87'
L8	N 31°12'36" E	33.18'
L9	S 31°12'36" W	50.87'
L10	S 61°24'42" W	98.52'
L11	S 44°34'04" W	111.92'
L12	N 77°29'37" W	10.83'

NOTES:

1. 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.
   - Topographic features conform to a Class "T–2", "V–2" vertical accuracy.
   - Survey Type: Property Survey
   - Boundary Determination Category: Resurvey.
2. Zone = R–30.
3. Owner of record: Shane J. Pollock & Erin F. Mancuso
   101 Mackin Drive
   Griswold, CT 06351
   See Volume 659, Page 151
4. Parcel is shown as Lot 19 on Assessors Map 33.
5. North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
6. Elevations shown are based on an North American Vertical Datum of 1988 (NAVD 88). Contours taken from actual field survey. Contour interval = 2'.
7. Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 0005A Effective Date: Jan. 3, 1985.
8. Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in 2019.
9. Town road limit was established by referencing the CDOT 2020 Town Roads Report, which designates the length of Louise Berry Drive to be .12 miles or 634' in length.

MAP REFERENCES:

1. "Plan of site for new school in the Town of Brooklyn, Conn. – Scale: 1" = 100' Date: June 9, 1952 – Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
2. "Layout of Franklin Drive in the Town of Brooklyn, Conn. – Scale: 1" = 100' – Date: Oct. 15, 1959 – Prepared by: William W. Pike, Surveyor." On File in the Brooklyn land records.
3. "Subdivision Plan – property of Kurt R. & Lempi E. Hostman – Gorman Road – Brooklyn, CT – Date: Aug. 1987 – Revised to: Jan. 21, 1988 – Scale: 1" = 40' Prepared by: Louis J. Soja, Jr." On file in the Brooklyn land records.
4. "Property Survey and inland wetland field location – Pierce Memorial Baptist Home Inc. – Route 169 – Brooklyn, Connecticut – Date: Mar. 6, 1989 – Revised to: 7/25/1989 – Scale: 1" = 50' – Sheet 6 of 6 – Prepared by: Hallisey & Herbert, Civil Engineers & Surveyors." On File in the Brooklyn Land Records.
5. "Easement Plan prepared for Town of Brooklyn – Brooklyn Elementary School & Brooklyn Junior High School – Route 205 (Wauregan Road) – Brooklyn, Connecticut Date: 4/5/1999 – Scale: 1" = 40' – Sheet 2 of 2. Prepared by: KWP Associates." On File in the Brooklyn land records.
6. "Easement Plan showing proposed easement on land of Eggs, Inc. prepared for Town of Brooklyn – Wauregan Road (Route #205) – Brooklyn, Connecticut – Date: 4/20/2001 – Scale: 1" = 50' – Sheet 1 of 1 – Prepared by KWP Associates. On file in the Brooklyn land records.
7. "Property survey showing portion of land of pierce Memorial Baptist Home, Inc. 44 Canterbury Road and Vina Lane – Brooklyn, Connecticut – Date: November 26, 2007 – Scale: 1" = 100' – Sheet 1 of 2 – Prepared by Dicesare Bentley." On file in the Brooklyn land records.
8. "Perimeter Survey prepared for Eggs Inc. – Gorman Road / Franklin Drive / Wauregan Road – Brooklyn, Connecticut – Date: Oct. 2014 – Scale: 1" = 125' – Sheet 1 of 1 – Prepared by Archer Surveying, LLC." On file in the Brooklyn land records.
9. "Boundary Line Agreement prepared for Brooklyn Center Complex, BLB, LLC and Vina Land, LLC – Wauregan Road & Vina Lane – Brooklyn, Connecticut – Date: December 11, 2019 – Scale: 1" = 125' – Sheet 1 of 1 – Prepared by Archer Surveying, LLC." Not on file.

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DRILL HOLE FOUND (DH)
- UTILITY POLE
- CATCH BASIN (CB)
- SANITARY MANHOLE (SMH)
- 260 EXISTING CONTOURS
- INLAND WETLANDS FLAG
- STONE WALL
- STONE WALL REMAINS

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS
REVISIONS	

PROPERTY SURVEY

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE

BROOKLYN, CONNECTICUT

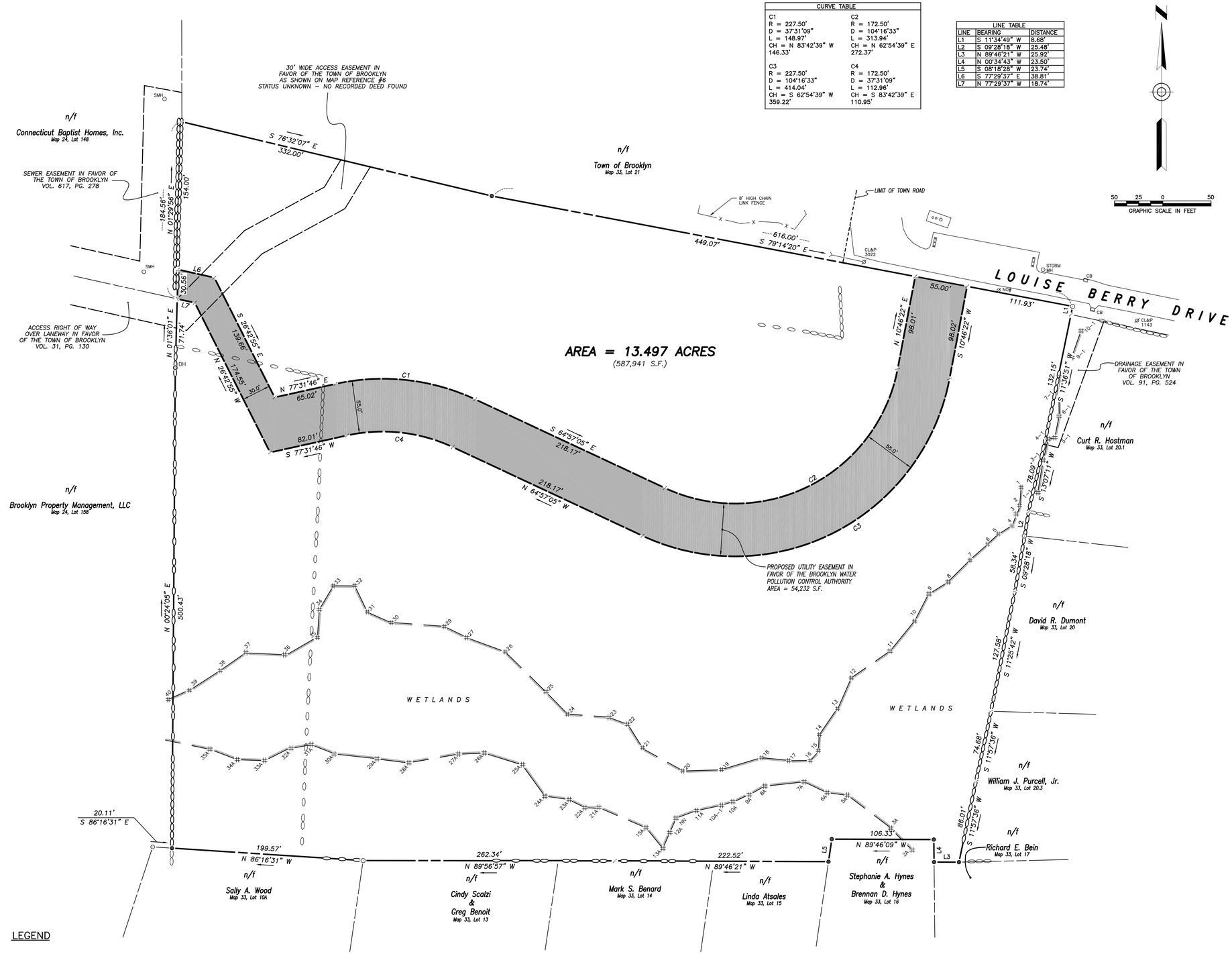
Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 2 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\2014\Drawings\02–20014 SURVEY.dwg Jul 05, 2022 – 8:47 AM

CURVE TABLE	
C1 R = 227.50' D = 37°31'09" L = 148.97' CH = N 83°42'39" W 146.33'	C2 R = 172.50' D = 104°16'33" L = 313.94' CH = N 62°54'39" E 272.37'
C3 R = 227.50' D = 104°16'33" L = 414.04' CH = S 62°54'39" W 359.22'	C4 R = 172.50' D = 37°31'09" L = 112.96' CH = S 83°42'39" E 110.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°34'49" W	8.68'
L2	S 09°28'18" W	25.48'
L3	N 89°46'21" W	25.92'
L4	N 00°34'43" W	23.50'
L5	S 08°18'28" W	23.74'
L6	S 77°29'37" E	38.81'
L7	N 77°29'37" W	18.74'



NOTES:

1. 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.
   - Topographic features conform to a Class "T–2", "V–2" vertical accuracy
   - Survey Type: Easement Map.
   - Boundary Determination Category: Resurvey.
2. Zone = R–30.
3. Owner of record: Shane J. Pollock & Erin F. Mancuso
   101 Mackin Drive
   Griswold CT 06351
   See Volume 659, Page 151
4. Parcel is shown as Lot 19 on Assessors Map 33.
5. North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
6. Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 0005A Effective Date: Jan. 3, 1985.
7. Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in 2019.

MAP REFERENCES:

1. "Plan of site for new school in the Town of Brooklyn, Conn. – Scale: 1" = 100' Date: June 9, 1952 – Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
2. "Layout of Franklin Drive in the Town of Brooklyn, Conn. – Scale: 1" = 100' – Date: Oct. 15, 1959 – Prepared by: William W. Pike, Surveyor." On File in the Brooklyn land records.
3. "Subdivision Plan – property of Kurt R. & Lempi E. Hostman – Gorman Road – Brooklyn, CT – Date: Aug. 1987 – Revised to: Jan. 21, 1988 – Scale: 1" = 40' Prepared by: Louis J. Soja, Jr." On file in the Brooklyn land records.
4. "Property Survey and inland wetland field location – Pierce Memorial Baptist Home Inc. – Route 169 – Brooklyn, Connecticut – Date: Mar. 6, 1989 – Revised to: 7/25/1989 – Scale: 1" = 50' – Sheet 6 of 6 – Prepared by: Hallisey & Herbert, Civil Engineers & Surveyors." On File in the Brooklyn Land Records.
5. "Easement Plan prepared for Town of Brooklyn – Brooklyn Elementary School & Brooklyn Junior High School – Route 205 (Wauregan Road) – Brooklyn, Connecticut Date: 4/5/1999 – Scale: 1" = 40' – Sheet 2 of 2. Prepared by: KWP Associates." On File in the Brooklyn land records.
6. "Easement Plan showing proposed easement on land of Eggs, Inc. prepared for Town of Brooklyn – Wauregan Road (Route #205) – Brooklyn, Connecticut – Date: 4/20/2001 – Scale: 1" = 50' – Sheet 1 of 1 – Prepared by KWP Associates. On file in the Brooklyn land records.
7. "Property survey showing portion of land of pierce Memorial Baptist Home, Inc. 44 Canterbury Road and Vina Lane – Brooklyn, Connecticut – Date: November 26, 2007 – Scale: 1" = 100' – Sheet 1 of 2 – Prepared by Dicesare Bentley." On file in the Brooklyn land records.
8. "Perimeter Survey prepared for Eggs Inc. – Gorman Road / Franklin Drive / Wauregan Road – Brooklyn, Connecticut – Date: Oct. 2014 – Scale: 1" = 125' – Sheet 1 of 1 – Prepared by Archer Surveying, LLC." On file in the Brooklyn land records.
9. "Boundary Line Agreement prepared for Brooklyn Center Complex, BLB, LLC and Vina Land, LLC – Wauregan Road & Vina Lane – Brooklyn, Connecticut – Date: December 11, 2019 – Scale: 1" = 125' – Sheet 1 of 1 – Prepared by Archer Surveying, LLC." Not on file.

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DRILL HOLE FOUND
- UTILITY POLE
- CATCH BASIN
- SANITARY MANHOLE
- INLAND WETLANDS FLAG
- STONE WALL
- STONE WALL REMAINS

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON,

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

EASEMENT MAP

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE

BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 3 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\03-20014 EASEMENT.dwg Jul 05, 2022 - 8:53 AM

n/f
Connecticut Baptist Homes, Inc.
Map 24, Lot 148

30' WIDE ACCESS EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN AS SHOWN ON MAP REFERENCE #6 STATUS UNKNOWN – NO RECORDED DEED FOUND

EXISTING SANITARY SEWER LINE

SEWER EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN VOL. 617, PG. 278

NOTE: PRIOR TO CONSTRUCTION, TEST PITS SHALL BE EXCAVATED IN THE VICINITY OF THE WATER LINE AND SANITARY SEWER UNDER THE GUIDANCE OF THE BROOKLYN WPCA & CT WATER

EXISTING WATER LINE

n/f
Town of Brooklyn
Map 33, Lot 21

332.00'

28,000 S.F. RECREATION AREA

PROVIDE JUTE NETTING OR TURF REINFORCEMENT MAT

154.56'

SILT FENCE BACKED WITH WOOD CHIP BERM STRAW WATTLES OR COMPOST FILTER SOCKS

8' HIGH CHAIN LINK FENCE

LIMIT OF TOWN ROAD

NOTE: SEE SHEET 6 FOR EROSION AND SEDIMENTATION CONTROLS

PAINTED CROSSWALK

SITE ENTRANCE SIGN

EXISTING HYDRANT

EXISTING WATER LINE

STORM MH

FENCED DUMPSTERS

MAIL KIOSK

LOUISE BERRY DRIVE

GRAPHIC SCALE IN FEET
40 40 0 40

EXISTING SMH
T/F = 236.9
F/L = 227.5

ACCESS RIGHT OF WAY OVER LANEWAY IN FAVOR OF THE TOWN OF BROOKLYN VOL. 31, PG. 130

711.74'

PROPOSED MULCHED PLAYSCAPE AREA 40'X60'

CRUSHED STONE WALKWAY

PROPOSED ROAD

BITUMINOUS CONCRETE CURBING

PAVED APRON

HYDRANT

CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

BITUMINOUS CONCRETE CURBING

WOOD GUIDE RAIL

BLOCK RETAINING WALL

DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN VOL. 91, PG. 524

BLOCK RETAINING WALL 1
TOP = 318.0
BOTTOM = 314.0

n/f
Curt R. Hostman
Map 33, Lot 20.1

ACCESSIBLE UNITS

BLOCK RETAINING WALL 2
TOP = 313.50
BOTTOM = 310.00

PROPOSED UTILITY EASEMENT IN FAVOR OF THE BROOKLYN WATER POLLUTION CONTROL AUTHORITY

8" HDPE ROOF LEADER (TYP)

ROOF DRAIN

30 L.F. – 18" HDPE

20 L.F. MODIFIED RIPRAP

OUTLET STRUCTURE #2

8' WIDE BERM ELEV = 278.0

EXTENDED DETENTION SHALLOW WETLAND SYSTEM
MIN. 3:1 LENGTH TO WIDTH RATIO (INLET TO OUTLET)
LOW MARSH WATER DEPTH <6"
HIGH MARSH WATER DEPTH 6"-18"

3' WIDE EARTH BERMS ACROSS BOTTOM OF BASIN TO INCREASE FLOW PATH AND ENHANCE POLLUTANT REMOVAL

PROPOSED CLEARING LIMITS

n/f
David R. Dumont
Map 33, Lot 20

PROVIDE STRAW WATTLES OR COMPOST FILTER SOCKS WITH WIRE BACKED SILT FENCE

n/f
William J. Purcell, Jr.
Map 33, Lot 20.3

n/f
Richard E. Bein
Map 33, Lot 17

n/f
Brooklyn Property Management, LLC
Map 24, Lot 158

6' DEPTH FOREBAY
VOLUME BELOW OUTLET = MIN. 10% WQV

SEDIMENT FOREBAY

GRAVEL MAINTENANCE ACCESS

STORMWATER BASIN

3' WIDE EARTH BERMS ACROSS BOTTOM OF BASIN TO INCREASE FLOW PATH AND ENHANCE POLLUTANT REMOVAL

EXTENDED DETENTION SHALLOW WETLAND SYSTEM
MIN. 3:1 LENGTH TO WIDTH RATIO (INLET TO OUTLET)
LOW MARSH WATER DEPTH <6"
HIGH MARSH WATER DEPTH 6"-18"

MICROPOOL – 6' IN DEPTH IN FRONT OF OUTLET STRUCTURE

500.43'

175' FROM WATERCOURSE

UNDISTURBED WOODED BUFFER

PROVIDE TURF REINFORCEMENT MAT

PROVIDE STRAW WATTLES OR COMPOST FILTER SOCKS WITH WIRE BACKED SILT FENCE

WET SWALE WITH SCATTERED FIELD STONES BOTTOM WIDTH 8' W/2:1 SIDE SLOPES. PLANT WITH WETLANDS SEED MIX AND PLACE 6"-8" DIAMETER FIELDS STONES ON BOTTOM & SLOPE SIDES WITH 2"-3" GAPS BETWEEN STONES

ARC OF FIELD STONES TO FURTHER DISSIPATE OUTLET FLOWS, BASE WIDTH OF 4', CENTERLINE HEIGHT OF 1.5', PARABOLIC CROSS SECTION

INV = 242.0

MODIFIED RIPRAP LEVEL SPREADER
BTTM = 241.00

WETLANDS

AREA = 13.497 ACRES
(587,941 S.F.)

WETLANDS

199.57'

262.34'

222.52'

106.33'

56.34'

127.58'

74.68'

86.01'

132.15'

n/f
Sally A. Wood
Map 33, Lot 10A

n/f
Cindy Scalzi & Greg Benoit
Map 33, Lot 13

n/f
Mark S. Benard
Map 33, Lot 14

n/f
Linda Atsales
Map 33, Lot 15

n/f
Stephanie A. Hynes & Brennan D. Hynes
Map 33, Lot 16

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH SANITARY SEWER MANHOLE
- HYDRANT
- 100 EXISTING CONTOURS
- (100) PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BL BUILDING SETBACK LINE
- S EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- STONE WALL
- STONE WALL REMAINS
- 175' WATERCOURSE SETBACK
- 125' UPLAND REVIEW

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

SITE PLAN

PREPARED FOR

SHANE POLLOCK

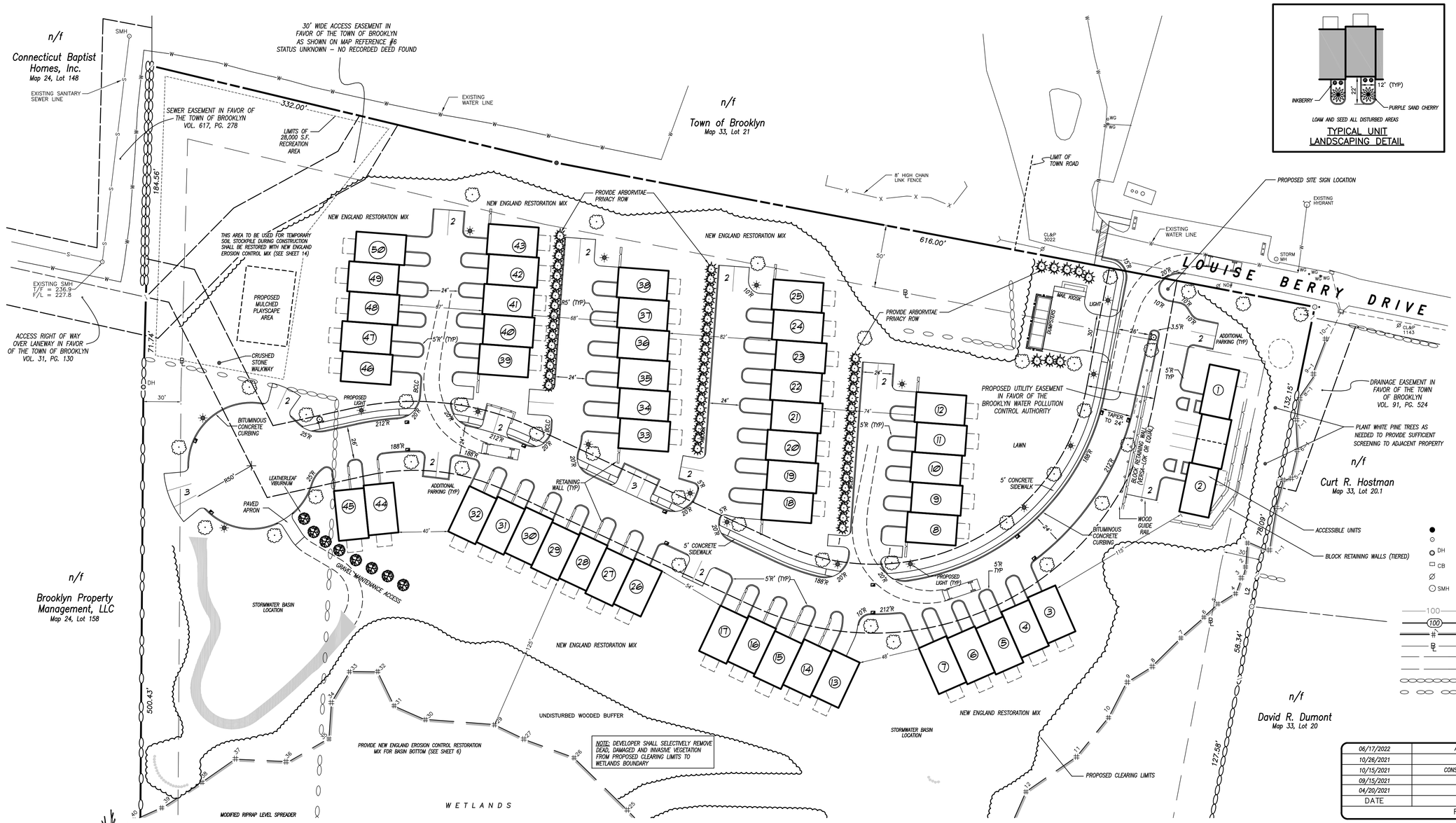
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 4 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\04_20014 SITE PLAN.dwg Jul 05, 2022 - 8:53 AM

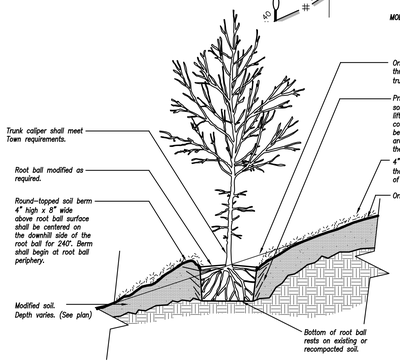


LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH — DRILL HOLE FOUND
- CB — CATCH BASIN
- UTILITY POLE
- SMH — SANITARY SEWER MANHOLE
- HYDRANT
- 100 — EXISTING CONTOURS
- 100 — PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BL — BUILDING SETBACK LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- STONE WALL
- STONE WALL REMAINS

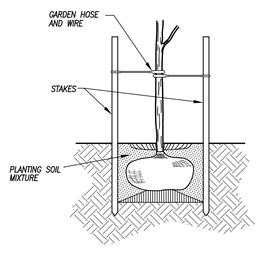
DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS



TREE ON SLOPE DETAIL

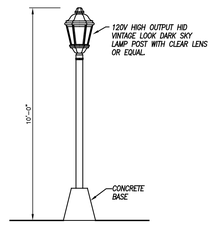
NOT TO SCALE



REFERENCE: GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

PLANTING CROSS SECTION FOR TREES UNDER 20'

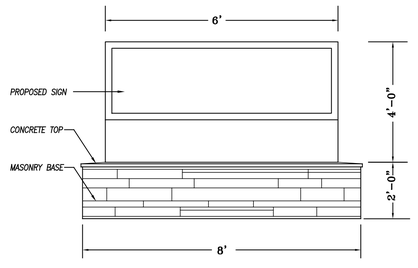
NOT TO SCALE



LIGHT POLE DETAIL

NOT TO SCALE

NOTE: BUILDING MOUNTED LIGHTING SHALL BE FULL CUTOFF FIXTURES



SITE SIGN DETAIL

NOT TO SCALE

LANDSCAPE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	NUMBER
Cornus kousa	Korean Flowering Dogwood Pink	2.5" cal.	10
Pyrus calleryna	Flowering Pear	2.5" cal.	23
Ilex glabra	Inkberry 'Shamrock'	1 gal.	102
Prunus x cistena	Purple Sand Cherry	1 gal.	51
Thuja occidentalis	Arborvitae "Emerald Green"	4' height	54
Viburnum rhytidophyllum	Leatherleaf Viburnum	4'	8

NOTE: Provide Cornus kousa at ends of drives and around cul–de–sac
Provide Pyrus calleryna for street trees

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

LAYOUT & LANDSCAPING PLAN

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 5 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\05_20014_LLP.dwg Jul 05, 2022 - 8:54 AM

SEE SHEET 7 FOR WATER MAIN INSTALLATION NOTES

n/f
Connecticut Baptist Homes, Inc.
Map 24, Lot 148

n/f
Town of Brooklyn
Map 33, Lot 21

n/f
Brooklyn Property Management, LLC
Map 24, Lot 158

n/f
Curt R. Hostman
Map 33, Lot 20.1

n/f
David R. Dumont
Map 33, Lot 20

n/f
William J. Purcell, Jr.
Map 33, Lot 20.3

n/f
Richard E. Bein
Map 33, Lot 17

n/f
Stephanie A. Hynes & Brennan D. Hynes
Map 33, Lot 16

n/f
Linda Atsales
Map 33, Lot 15

n/f
Mark S. Benard
Map 33, Lot 14

n/f
Cindy Scalzi & Greg Benoit
Map 33, Lot 13

n/f
Sally A. Wood
Map 33, Lot 10A

LOUISE BERRY DRIVE

AREA = 13.497 ACRES
(587,941 S.F.)

WETLANDS

HORIZONTAL SCALE IN FEET
40 20 0 40
VERTICAL SCALE IN FEET
4 2 0 4

DRAINAGE GENERAL NOTES:

1. ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH INTERIOR AS MANUFACTURED BY ADVANCED DRAINAGE SOLUTIONS OR APPROVED EQUAL.
2. CATCH BASIN TOPS SHALL BE TYPE "C" UNLESS OTHERWISE NOTED.
3. ALL BASINS SHALL BE INSTALLED WITH 4' SUMPS.
4. PROVIDE 4' SUMP AND HOODED OUTLET AT TERMINATION CATCH BASIN PRIOR TO DISCHARGE INTO STORMWATER BASIN.

SANITARY SEWER GENERAL NOTES:

1. ALL SANITARY SEWER MAINS SHALL BE 8" SDR 35 PVC.
2. SANITARY SEWER LATERALS TO RESIDENCES SHALL BE 4" SDR 35 PVC. AND SHALL BE INSTALLED WITH A MINIMUM 42" OF COVER AND A SLOPE OF 2%.
3. LATERALS SHALL NOT BE INSTALLED DIRECTLY TO OR WITHIN 5' OF A SANITARY MANHOLE.
4. SANITARY SEWER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE BROOKLYN WPCA. THE CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE BROOKLYN WPCA AND NOTIFY THE BROOKLYN WPCA A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
5. AS-BUILT DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO PROJECT ACCEPTANCE.

WATER MAIN & SERVICES:

1. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE IN ACCORDANCE WITH CT WATER REQUIREMENTS.
2. TAPS INTO EXISTING MAINS SHALL BE UNDER THE SUPERVISION OF CT WATER REPRESENTATIVES.
3. WATER SERVICE CONNECTIONS TO THE WATER MAIN SHALL BE PER CT WATER REQUIREMENTS. SERVICES FROM SHUT OFF VALVES TO RESIDENCES SHALL BE 1" HDPE.
4. HYDRANT REQUIREMENTS AND LOCATIONS SHALL BE DETERMINED BY THE TOWN OF BROOKLYN FIRE MARSHAL.

TOWN OF BROOKLYN WATER POLLUTION CONTROL AUTHORITY (BWPCA) NOTES:

1. PRIOR TO ANY WORK BEING CONDUCTED SANITARY SEWER, CONTRACTOR SHALL CONTACT ALAN CARPENTER, P.E., REPRESENTATIVE FOR THE BROOKLYN WPCA
   PHONE: 860-208-3394 OR 508-659-7020
   EMAIL AT ACARPENTER@CPHCORP.COM
2. THE MAIN TRUNK LINE THROUGH THE SITE BE DEDICATED TO THE BWPCA UNDER A 30 FOOT WIDE EASEMENT (15 FEET EACH SIDE OF THE LINE) FOR OWNERSHIP, CONTROL AND MAINTENANCE RESPONSIBILITY. THE PERMANENT EASEMENT OVER THE MAIN TRUNK LINE WILL NEED TO BE CREATED, APPROVED BY BWPCA AND RECORDED IN THE TOWN OF BROOKLYN LAND RECORDS PRIOR TO ANY CONNECTIONS TO THE SYSTEM.
3. THE EASTERN TERMINUS MANHOLE IN LOUISE BERRY DRIVE BE A MINIMUM OF 8 FEET DEEP FROM TOP OF FRAME TO INVERT AND AN 8 INCH SDR 35 STUB BE INSTALLED A MINIMUM OF 1 PIPE LENGTH (20 FEET) AT 0.4 FT/FT SLOPE AND CAPPED IN THE EAST FACING INVERT.
4. THE ENTIRE SYSTEM BE CONSTRUCTED/INSTALLED IN ACCORDANCE WITH THE TOWN OF BROOKLYN WPCA CONSTRUCTION STANDARDS BY THE DEVELOPER. THE SYSTEM TO BE INSPECTED BY BWPCA REPRESENTATIVES DURING CONSTRUCTION, TESTED BY THE DEVELOPER AND CERTIFIED BY HIS ENGINEER AND 'CLEARED FOR USE' BY BWPCA REPRESENTATIVES BEFORE THE SYSTEM CAN BE USED.
5. UNLESS PROVIDED WITH DOCUMENTED PROOF OF ANTICIPATED USAGE, THE BWPCA IS CALCULATING THE ANTICIPATED USAGE AT 22,950 GALLONS PER DAY. (51 UNITS X 450 GPD/PER UNIT).
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SEWER SYSTEM, THE BWPCA REQUIRES A PRE-CONSTRUCTION MEETING BE SCHEDULED BY THE DEVELOPER, TO INCLUDE AT A MINIMUM, AN INVITE TO THE BWPCA 72 HOURS MINIMUM IN ADVANCE OF THE MEETING AND ATTENDANCE BY THE DEVELOPER, HIS ENGINEER, THE GENERAL CONTRACTOR AND UTILITY CONTRACTOR (IF DIFFERENT ENTITIES).
7. IT IS UNDERSTOOD THAT ALL COSTS RELATING TO THE CREATION OF THIS UTILITY EXTENSION, AND THE LEGAL CONTROL AND DOCUMENTATION OF IT SHALL BE BORNE ENTIRELY BY THE DEVELOPER.
8. IT IS EXPECTED THAT CONNECTION FEES PER UNIT, BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE ONLY GUARANTEE OF SYSTEM CAPACITY AVAILABILITY IS RECEIPT OF THE CONNECTION FEES BY THE BWPCA.

GENERAL NOTES:

1. An as-built plan showing locations of all roadways, drainage and utilities shall be completed and filed with the town at the completion of the project infrastructure.
2. Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
3. There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

EROSION CONTROL AND UTILITIES PLAN

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 6 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

K:\20014\Drawings\06-07_20014 UTILITIES-PROFILE.dwg Jul 05, 2022 - 8:55 AM

DRAINAGE PIPE SCHEDULE

LABEL	LENGTH	SLOPE	DIAMETER	MATERIAL
P1	20'	2.0%	12"	HDPE
P2	128.7'	9.75%	15"	HDPE
P3	20'	2.0%	12"	HDPE
P4	131.1'	9.35%	15"	HDPE
P5	20'	2.0%	12"	HDPE
P6	168.9'	8.23%	15"	HDPE
P7	23'	2.17%	15"	HDPE
P8	123.7'	2.96%	15"	HDPE
P9	20'	2.0%	15"	HDPE
P10	20'	1.0%	12"	HDPE
P11	172'	4.6%	18"	HDPE
P12	58'	1.1%	15"	HDPE
P13	36'	2.77%	18"	RCP
P14	80'	0.63%	15"	RCP

SANITARY STRUCTURE SCHEDULE

LABEL	T.F	F/Lout
S4	296.50	292.50
S6	289.20	285.20
S8	277.50	273.50
S10	267.80	263.80
S12	240.00	231.40

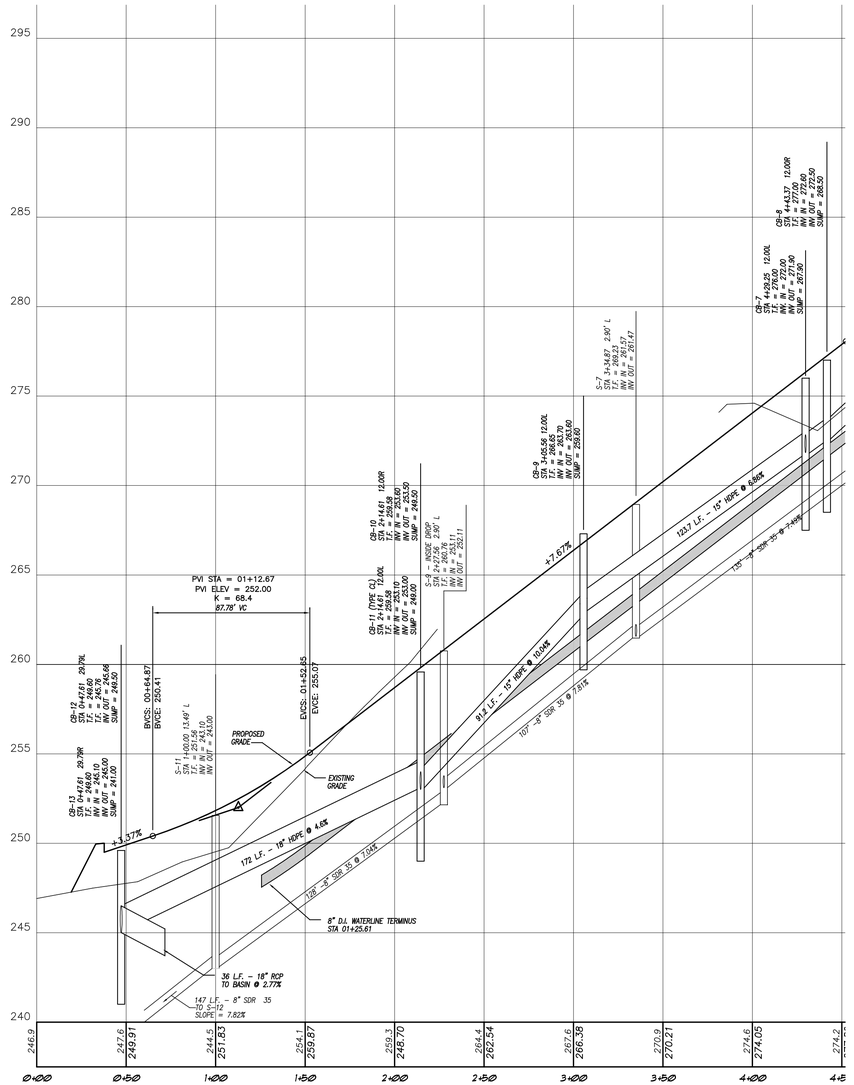
SANITARY PIPE SCHEDULE

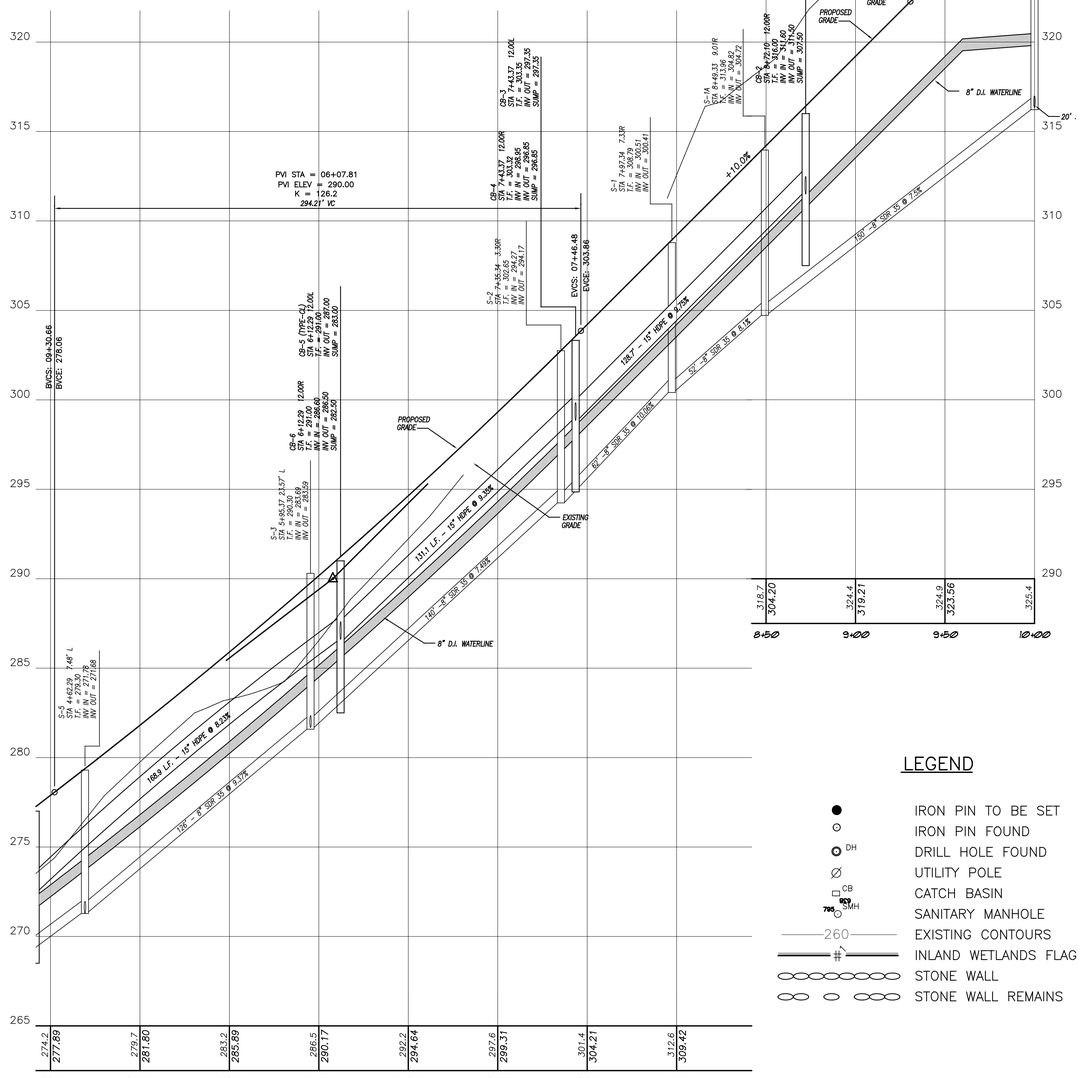
LABEL	LENGTH	SLOPE
S4P	137'	5.68%
S6P	190'	6.42%
S8P	154'	7.06%
S10P	148'	5.07%
S12P	60'	6.00%

FLARED END SECTIONS

FES-1	INV = 244.00	18" RCP
FES-2	INV = 242.00	15" RCP

OUTLET STRUCTURE (OS-1)





WATER MAIN INSTALLATION NOTES:

1. PROJECT MUST BE BUILT TO CONNECTICUT WATER COMPANY SPECIFICATIONS.

2. CLASS 52 DUCTILE IRON PIPE REQUIRED.

3. COPPER AND/OR DUCTILE IRON SERVICE LATERAL MATERIAL REQUIRED.

4. GATE VALVES OPEN LEFT.

5. FIRE HYDRANTS OPEN LEFT. HYDRANTS ARE 5.5' BURY DEPTH. CT WATER COMPANY WILL FURNISH MATERIALS INCLUDING TEE, VALVE, PIPE, HYDRANT AND ACCESSORIES. FIRE HYDRANTS TO BE INSTALLED WITH FACE OF HYDRANT 3–FEET OFF FACE OF CURB. HYDRANTS ARE NOT TO BE INSTALLED IN SIDEWALKS. WHERE 3–FEET CANNOT BE OBTAINED, INSTALL HYDRANT BEHIND SIDEWALK UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. 10–FEET HORIZONTAL SEPARATION REQUIRED BETWEEN HYDRANTS, SEWER MANHOLES AND STORM DRAINS. ***FIRE HYDRANTS TO BE INSTALLED WITH FINISH GRADE AT THE BURY LINE CAST INTO THE LOWER BARREL. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF WATER MAIN AND LATERAL ELEVATION TO ACHIEVE PROPER BURY DEPTH. ANY COSTS RELATED TO ADJUSTMENTS REQUIRED BY CT WATER COMPANY WILL BE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR AND/OR APPLICANT OF RECORD.

6. ALL WATER MAIN PIPING AND APPURTENANCES MUST BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA ANSI–AWWA C105/A21.5–99(10). POLYETHYLENE ENCASEMENT SHALL BE V–BIO ENHANCED POLYETHYLENE ENCASEMENT ONLY AND CONSIST OF THREE CO–EXTRUDED LAYERS OF LINEAR LOW–DENSITY POLYETHYLENE (LLDPE) FILM THAT ARE FUSED INTO ONE.

7. MEGALUG RESTRAINTS REQUIRED ON ALL FITTINGS, BENDS, OFFSETS, TEES, GATE VALVES AND HYDRANTS.

8. FIELD LOK (U.S. PIPE) OR SURE STOP 350 (MCWANE) RESTRAINING GASKETS ARE REQUIRED 2 PIPE JOINTS BEFORE AND AFTER EACH FITTING AND ON THE LAST 3 PIPE LENGTHS ON DEAD ENDS.

9. THRUST BLOCKING IS REQUIRED ON ALL BENDS, TEES, OFFSETS, HYDRANTS AND DEAD ENDS.

10. ALL WATER MAINS SHALL BE INSTALLED TO A DEPTH OF 4–FEET OF COVER BASED ON THE ROADWAY GRADE, EXCEPT AS NOTED.

11. 3–FT MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER AND ANY OTHER UTILITY/UNDERGROUND STRUCTURE. 10–FT MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER AND SEWER/SEPTIC ("SEWER")*** SLEEVE REQUIRED WHERE WATER CROSSES SEWER IF WATER IS BELOW SEPTIC AND/OR WHEN 18" VERTICAL SEPARATION CANNOT BE ACHIEVED WHEN WATER IS ABOVE SEWER. 4–FEET MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND DRAINAGE WHEN AT LIKE ELEVATIONS.

12. WATER MAINS TO BE DEFLECTED UNDER ALL STORM DRAINS UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. A VERTICAL CLEARANCE OF 18" TO BE MAINTAINED BETWEEN STORM DRAIN AND WATER MAINS. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTION AROUND AND UNDER EXISTING DRAINAGE FACILITIES WHICH MAY INCLUDE REMOVAL AND RESETTING TO PROPER GRADE.

13. ANGLE OF BENDS TO BE FIELD DETERMINED.

14. MAXIMUM ALLOWABLE DEFLECTION PER FULL LENGTH PUSH–ON JOINT FOR 4" TO 12" IS FIVE (5) DEGREES AND THREE (3) DEGREES FOR 14" AND GREATER DUCTILE IRON PIPE.

15. EXISTING SERVICES TO SITE THAT WILL NO LONGER BE USED MUST BE TERMINATED AT THE WATER MAIN BY EXPOSING AND SHUTTING OFF THE CORPORATION VALVE. THE LINE MUST BE SEVERED IMMEDIATELY AFTER THE CORPORATION VALVE. SAID SERVICES MUST BE SHOWN ON PLANS.

16. WHERE A WATER SUPPLY WELL FOR ANY PURPOSE EXISTS OR IS APPROVED WITHIN THE LIMITS OF THIS PROJECT, ALL SERVICE LINES CONNECTED TO THE PUBLIC WATER SUPPLY REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPD), AND MUST MEET THE REQUIREMENTS OF SEC.19A–209A OF THE CONNECTICUT GENERAL STATUTES ("CGS"), AND SEC. 19–13–B38A OF THE PUBLIC HEALTH CODE.

17. WHERE AN AIR RELIEF IS REQUIRED, CT WATER COMPANY WILL PERFORM TAP AND INSTALL WHILE THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION AND RESTORATION UNLESS OTHERWISE NOTED. LABOR AND MATERIALS FOR THE INSTALLATION(S) WILL BE CHARGED TO THE PROJECT.

18. WHEN THE INSTALLATION OF UNDERGROUND INFRASTRUCTURE DEVIATES FROM THE CT WATER COMPANY APPROVED PLANS(S), THE APPLICANT, AT HIS/HER COST, WILL BE HELD LIABLE FOR THE RELOCATION OF INFRASTRUCTURE AS REQUIRED TO THE SATISFACTION OF THE CT WATER COMPANY. FAILURE TO CORRECT ANY DEVIATION DEEMED UNACCEPTABLE TO THE CT WATER COMPANY WILL RESULT IN LITIGATION.

HORIZONTAL SCALE IN FEET
40 20 0 40

VERTICAL SCALE IN FEET
4 2 0 4

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- UTILITY POLE
- CB CATCH BASIN
- SMH SANITARY MANHOLE
- 260 EXISTING CONTOURS
- INLAND WETLANDS FLAG
- STONE WALL
- STONE WALL REMAINS

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

ROAD PROFILE

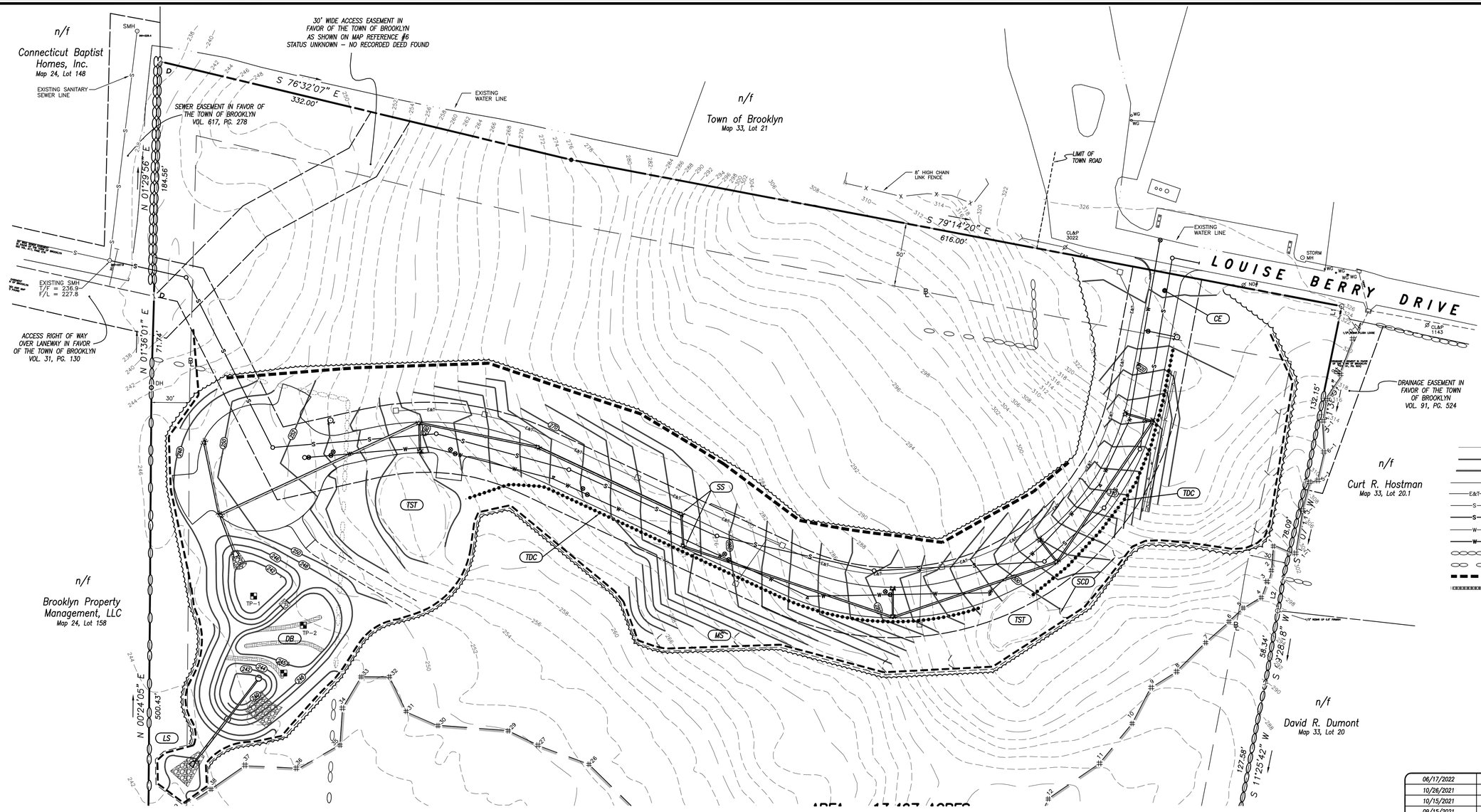
PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 7 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014



MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainageway.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyences consisting of an escavated depression with a broad stable point of discharge constrcuted at zero grade across a slope
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

PHASING PLAN - PHASE 1

PREPARED FOR

SHANE POLLOCK

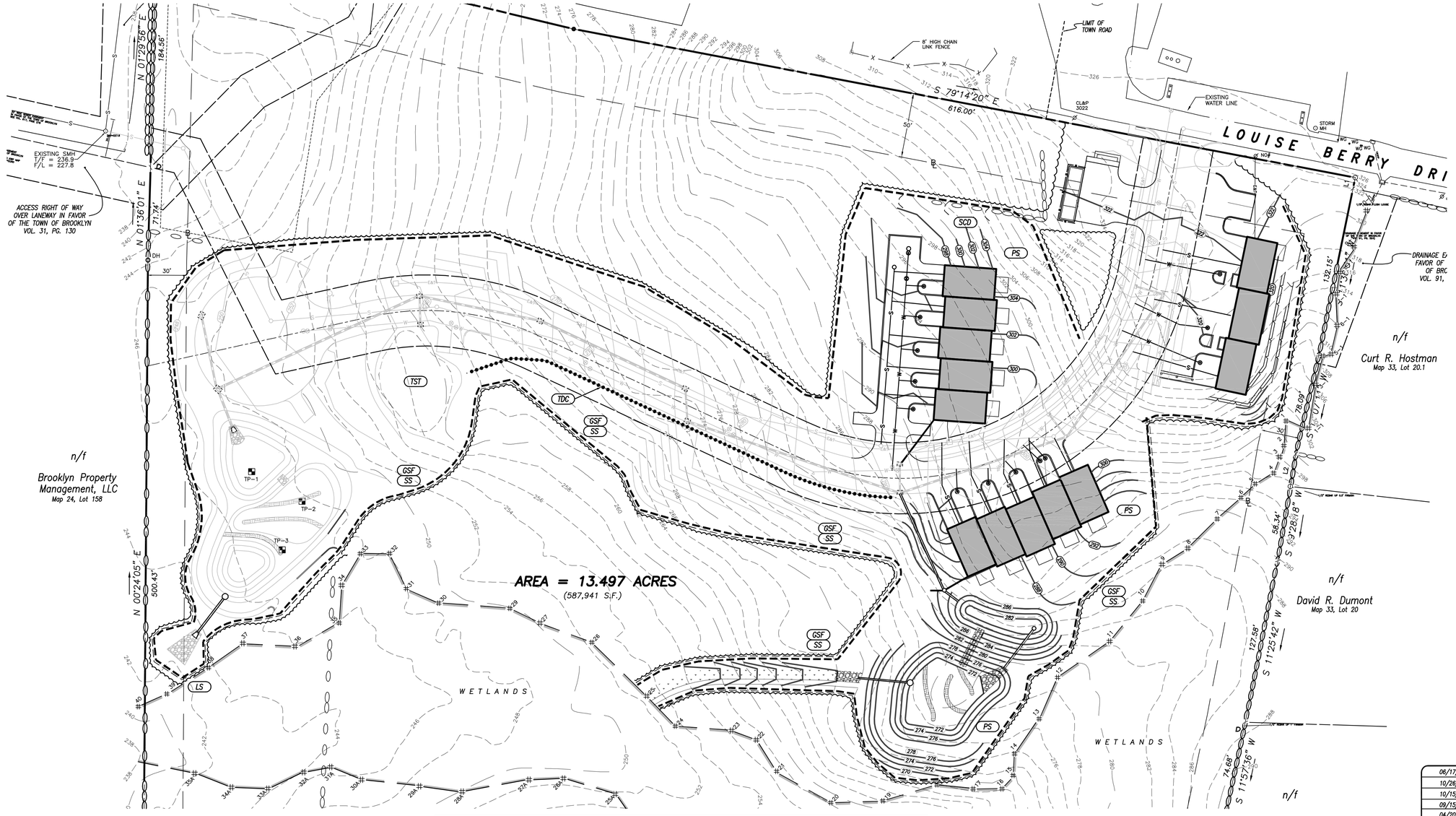
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

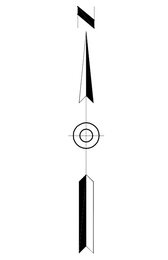
Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 8 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\08_20014 PHASE 1.dwg Jul 05, 2022 - 9:48 AM





40 40 0 40
GRAPHIC SCALE IN FEET

LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DRILL HOLE FOUND
- CATCH BASIN
- UTILITY POLE
- EXISTING CONTOURS
- EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- STONE WALL
- STONE WALL REMOVED
- 75' WETLANDS SETBACK
- SILT FENCE
- STAKED HAYBALES

MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainageway.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyences consisting of an escavated depression with a broad stable point of discharge constrcuted at zero grade across a slope
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

PHASING PLAN - PHASE 2

PREPARED FOR

SHANE POLLOCK

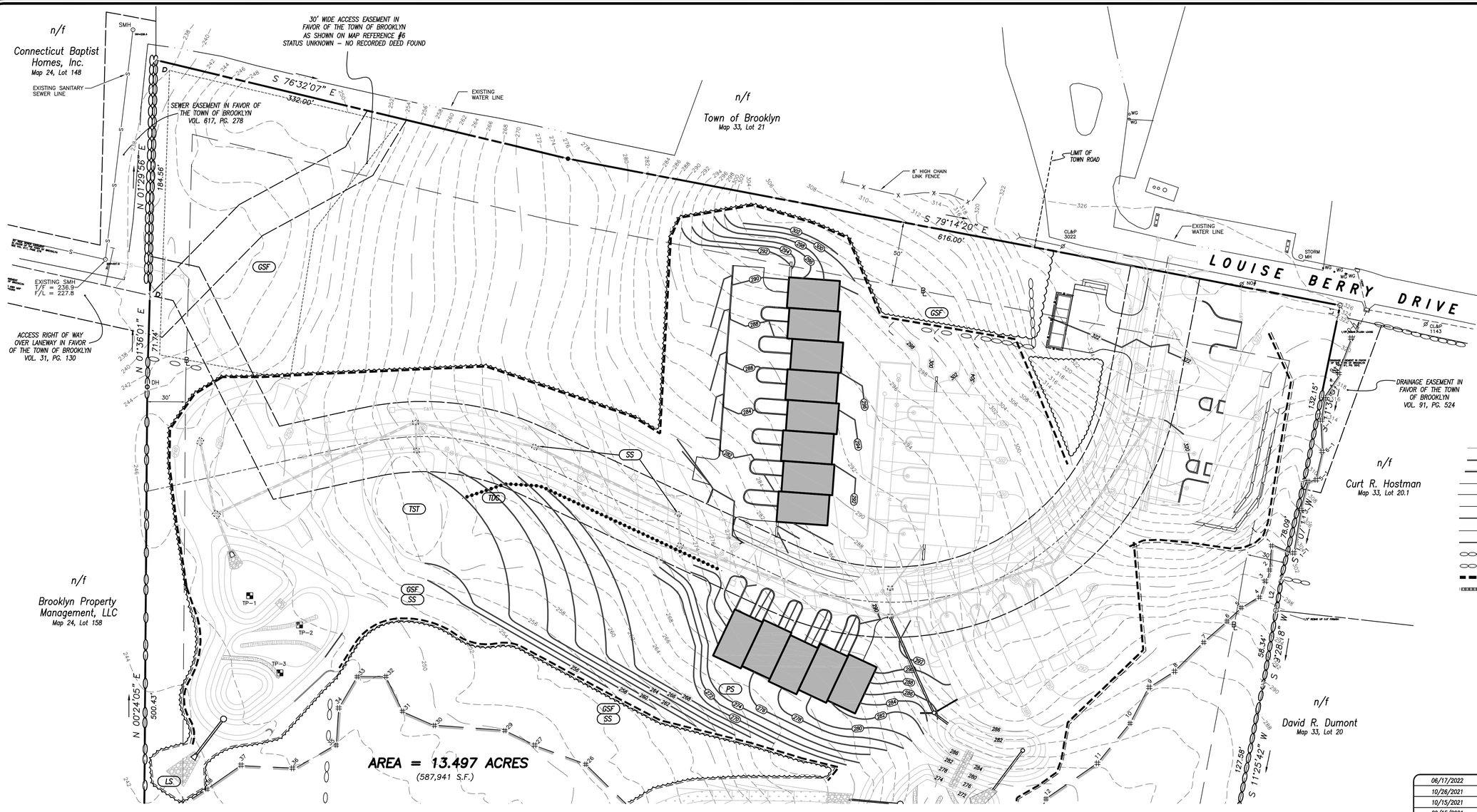
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 9 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\09_20014 PHASE 2.dwg Jul 05, 2022 - 10:18 AM



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH — DRILL HOLE FOUND
- CB — CATCH BASIN
- UTILITY POLE
- EXISTING CONTOURS
- SMH — EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- E&T — PROPOSED BURIED UTILITIES
- S — EXISTING SANITARY SEWER LINE
- S — PROPOSED SANITARY SEWER LINE
- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- STONE WALL
- STONE WALL REMAINS
- WATERCOURSE SETBACK
- SILT FENCE
- STAKED HAYBALES

MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainageway.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyences consisting of an escavated depression with a broad stable point of discharge constrcuted at zero grade across a slope
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

PHASING PLAN - PHASE 3

PREPARED FOR

SHANE POLLOCK

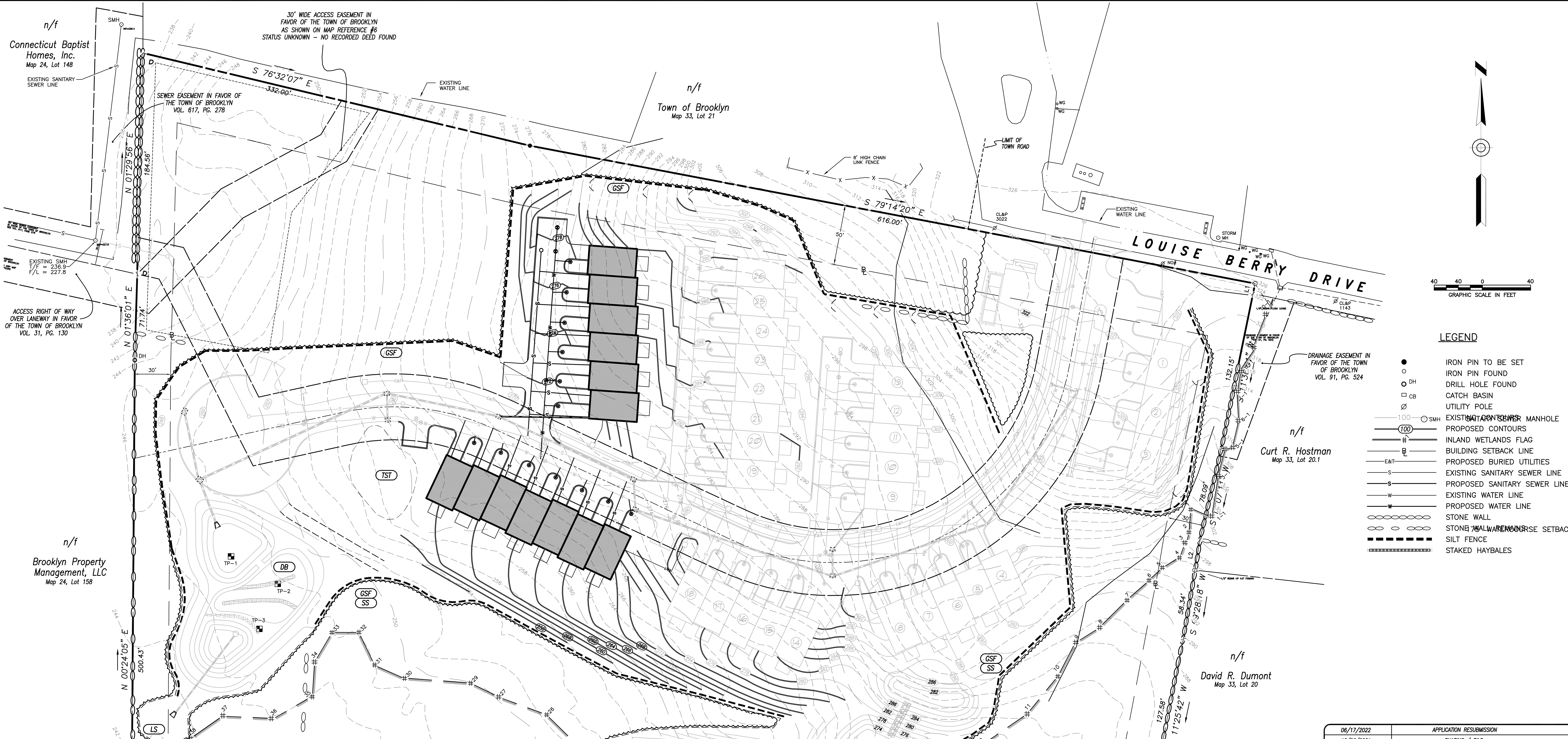
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 10 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\10_20014 PHASE 3.dwg Jul 05, 2022 - 11:48 AM


n/f
Connecticut Baptist Homes, Inc.
Map 24, Lot 148
EXISTING SANITARY SEWER LINE
30' WIDE ACCESS EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN AS SHOWN ON MAP REFERENCE #6 STATUS UNKNOWN – NO RECORDED DEED FOUND
SEWER EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN VOL. 617, PG. 278
S 76°32'07" E
332.00'
EXISTING WATER LINE
n/f
Town of Brooklyn
Map 33, Lot 21
LIMIT OF TOWN ROAD
8' HIGH CHAIN LINK FENCE
S 79°14'20" E
616.00'
LOUISE BERRY DRIVE
EXISTING SMH
T/F = 236.9
F/L = 227.8
ACCESS RIGHT OF WAY OVER LANEWAY IN FAVOR OF THE TOWN OF BROOKLYN VOL. 31, PG. 130
N 01°29'56" E
184.56'
N 01°36'01" E
71.74'
DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN VOL. 91, PG. 524
n/f
Curt R. Hostman
Map 33, Lot 20.1
n/f
Brooklyn Property Management, LLC
Map 24, Lot 158
N 00°24'05" E
500.43'
n/f
David R. Dumont
Map 33, Lot 20
GSF
TST
DB
SS
LS
TP-1
TP-2
TP-3
GRAPHIC SCALE IN FEET
LEGEND
IRON PIN TO BE SET
IRON PIN FOUND
DRILL HOLE FOUND
CATCH BASIN
UTILITY POLE
EXISTING CONTOURS
SANITARY SEWER MANHOLE
PROPOSED CONTOURS
INLAND WETLANDS FLAG
BUILDING SETBACK LINE
PROPOSED BURIED UTILITIES
EXISTING SANITARY SEWER LINE
PROPOSED SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED WATER LINE
STONE WALL
STONE WALL REMAINS
75' WATERCOURSE SETBACK
SILT FENCE
STAKED HAYBALES

MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainageway.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyences consisting of an escavated depression with a broad stable point of discharge constrcuted at zero grade across a slope
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

PHASING PLAN - PHASE 4

PREPARED FOR

SHANE POLLOCK

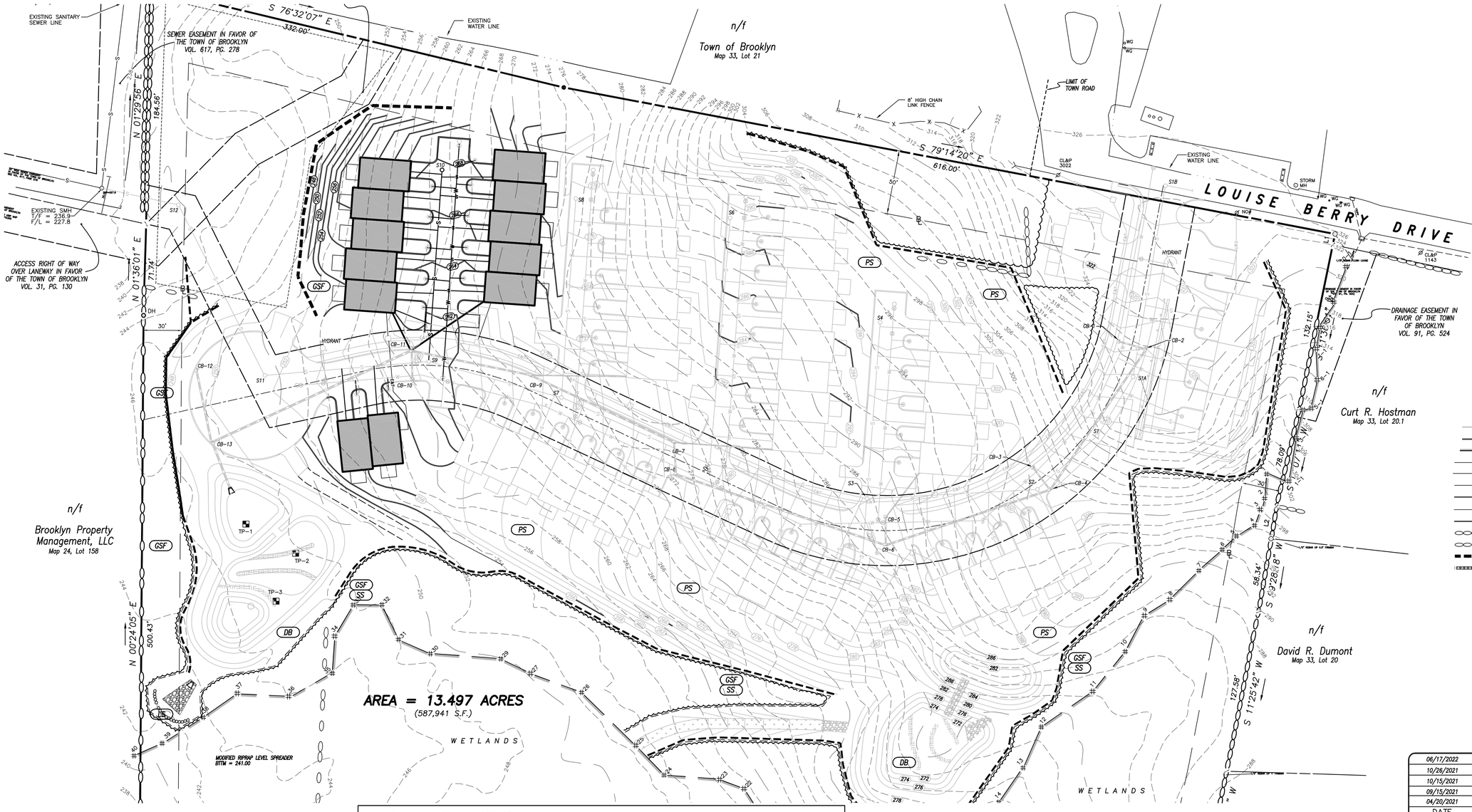
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 11 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\11_20014 PHASE 4.dwg Jul 05, 2022 - 12:39 PM



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- STONE WALL
- STONE WALL REMOVED
- 75' WATERCOURSE SETBACK
- SILT FENCE
- STAKED HAYBALES

MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainageway.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyences consisting of an escavated depression with a broad stable point of discharge constrcuted at zero grade across a slope
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

PHASING PLAN - PHASE 5

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 12 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\12_20014 PHASE 5.dwg Jul 05, 2022 - 12:59 PM

EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. U.S.D.A. N.R.C.S. Web Soil Survey.

The project will require registration under the "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DEWATERING WASTEWATERS ASSOCIATED WITH CONSTRUCTION ACTIVITIES" with the CTDEEP. 60 days prior to any activity on site, the developer or his representative shall submit the registration to the CTDEEP. The Town of Brooklyn shall be given a copy of the registration approval.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the Contractor, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction.
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established. The representative for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water. The application of calcium chloride is not permitted adjacent to wetland resource areas or within 100' of these areas.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. Final stabilization of the site is to follow the procedures outlined in "Permanent Vegetative Cover". If necessary a temporary vegetative cover is to be provided until a permanent cover can be applied.

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
   - the fence has been overtopped, undercut or bypassed by runoff water,
   - the fence has been moved out of position (knocked over), or
   - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
   - the barrier has been overtopped, undercut or bypassed by runoff water,
   - the barrier has been moved out of position, or
   - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3–4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10–10–10 or equivalent. Additionally, lime may be applied using rates given in Figure TS–1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%–100% coverage.

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent reoccurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10–10–10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retill compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 – October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS:

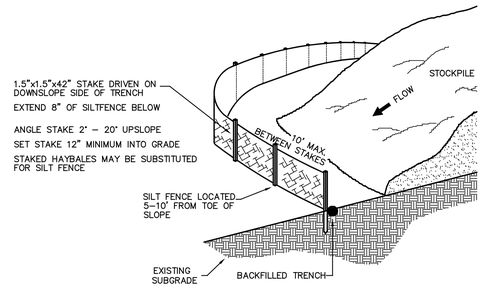
1. Flag the limits of disturbance and schedule pre–construction meeting with Town of Brooklyn wetlands Agent.
2. The only work that shall be permitted prior to installation of perimeter erosion controls shall be clearing of vegetation. No grubbing shall be conducted until the perimeter erosion and sediment controls have been installed per the plan and inspected by the Town of Brooklyn Agent. Written approval for installation of the erosion and sedimentation controls shall be obtained from the Town of Brooklyn IWWC Agent prior to commencing with any other work.
3. Contact utility companies for scheduling installation of utilities and connections
4. Install the anti–tracking construction entrance.
5. Cut trees within the defined clearing limits and remove the cut wood.
6. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
7. Chip brush and slash, stockpile chips for use on site or remove off site.
8. Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
9. Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
10. Excavate stormwater basin to be utilized as a temporary sedimentation basin during construction. Install drainage structures and pipe and provide inlet protection at catch basins.
11. Install and compact processed gravel for roadway base.
12. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
13. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
14. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
15. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
16. Install utilities to in the locations shown on the plans.
17. Prepare sub–base for roadway for final grading.
18. Excavate for building footings, stockpile soil and pour footings & slab. Begin phased building construction.
19. Place topsoil where required and install any proposed landscaping upon completion of each building.
20. Install first course of pavement to each building as they are completed and required landscaping.
21. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
22. Install final course of pavement upon the completion of the final structure.
23. Fine grade, rake, seed and mulch to within 2' of the pavement.
24. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

Shane Pollock
101 Mackin Drive
Griswold, CT 06351
(860) 888–3129

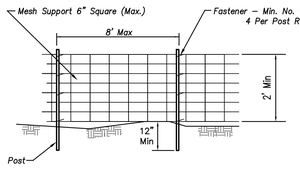
CONSTRUCTION NOTES/GENERAL PROVISIONS

1. The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are is shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary to verify and/or determine actual locations of some utilities & structures. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1–800–922–4455, and obtain all applicable permits, prior to any excavation around utilities.
2. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
3. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 818", and supplements thereto.
4. The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
5. Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.
6. The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
7. The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.
8. The Contractor shall be responsible for preparing and compacting base for proposed pavement. Owner shall provide general fill to establish subgrade – contractor shall spread and compact. Contractor shall provide, spread and compact required processed aggregate
9. The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment shall be removed from the stormwater system, silt fence removed and disposed of, excess construction materials removed, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency. Any material removed from the site shall be relocated to an approved off–site disposal area.
10. Upon completion of construction, accumulated sediment and other deleterious materials shall be thoroughly removed catch basins, manholes, pipes and swales and disposed of off site. Additionally, the stormwater detention basin bottom and structures shall be cleaned and restored to "like new" condition.



SILT FENCE @ TOE OF SLOPE APPLICATION

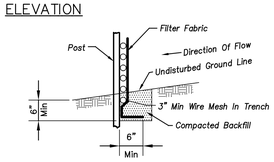
NOT TO SCALE



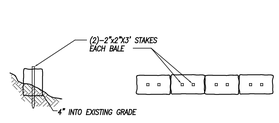
ELEVATION

NOTES:
1. Wires of mesh support shall be min. gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either wood post with a minimum cross–sectional area of 3.0 sq. in. or a standard steel post.

WIRE BACKED SILT FENCE

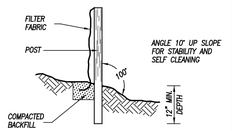


FABRIC ANCHOR DETAIL



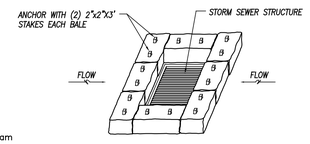
HAYBALE BARRIER

NOT TO SCALE



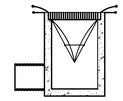
SILT FENCE

NOT TO SCALE

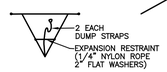


HAYBALE INSTALLATION AT CATCH BASIN

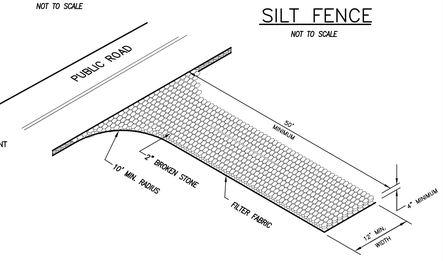
NOT TO SCALE



INSTALLATION DETAIL



BAG DETAIL



CONSTRUCTION ENTRANCE

NOT TO SCALE

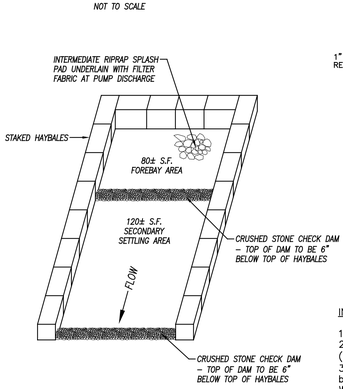
DEEP TEST HOLE EVALUATION – November 25, 2020
Normand Thibeault, Jr., P.E., Killingly Engineering Associates

TEST PIT	DEPTH	PROFILE
1	0"– 10"	Topsoil
	10"– 18"	Orange–brown fine sandy loam
	18"– 44"	Gray fine silty sand w/rocks
	44"– 72"	Gray rocky gravel – compact
	Ledge	N/A
	GWT	N/A
	Mottling	44"
2	0"– 9"	Topsoil
	9"– 21"	Orange–brown fine sandy loam
	21"– 41"	Gray fine silty sand/rocks
	41"– 74"	Gray rocky sandy gravel – compact
	Ledge	N/A
	GWT	N/A
	Mottling	41"
3	0"– 10"	Topsoil
	10"– 24"	Orange–brown fine sandy loam
	24"– 41"	Gray fine silty sand/rocks
	41"– 71"	Hardpan
	Ledge	N/A
	GWT	N/A
	Mottling	41"

PERCOLATION TEST RESULT – November 27, 2020
Killingly Engineering Associates – Normand Thibeault, P.E.

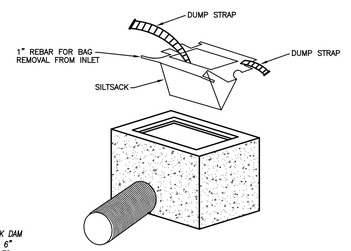
Depth = 24" Rate = 6.7 min./in.

Time	Reading
1:30	4.5"
1:35	7.5"
1:40	11"
1:45	12.5"
1:50	14"
2:00	15.5"
2:05	16.75"
2:10	17.5"
2:15	18.25"
2:20	19"



PUMPING OUTLET BASIN

NOT TO SCALE

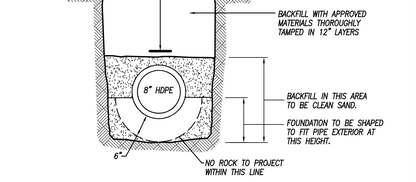


INLET SEDIMENT CONTROL DEVICE

NOT TO SCALE

INSTALLATION & MAINTENANCE

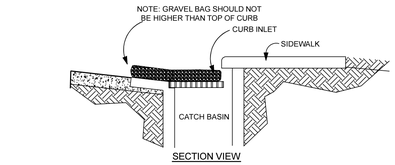
1. Install as directed by manufacturer.
2. Inspect the catch basin sediment device at least once a week (preferably twice) and after rainfall events of 0.5" or greater.
3. Remove sediment when the siltsack is 1/2 full. Sediment shall be deposited in an area which is not regulated by the Inland Wetlands Commission.
4. Replace or repair within 24–hours of observed failure. Failure may include:
   –Overtopping, or bypassed by runoff water.
   –The geotextile has decomposed or has been damaged.



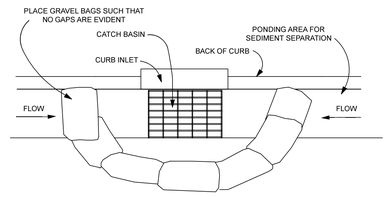
ROOF LEADER PIPE IN TRENCH DETAIL

NOT TO SCALE

NOTE: MINIMUM SLOPE OF ROOF LEADERS SHALL BE 2%



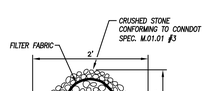
SECTION VIEW



PLAN VIEW

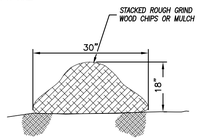
NOTES:
1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNNOFF.
2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH ½ INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, NEVER BLOCK THE CURB INLET.

STANDARD GRAVEL BAG CURB INLET PROTECTION



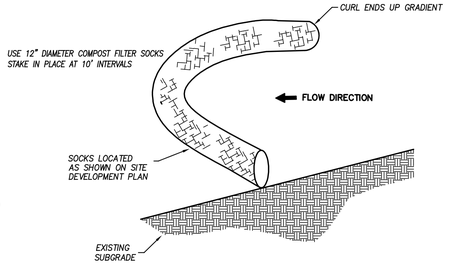
STONE CHECK DAM

NOT TO SCALE



WOOD CHIP BERM

NOT TO SCALE



COMPOST FILTER SOCK APPLICATION

NOT TO SCALE

NOTES:
- MAY BE USED AS A STRUCTURAL BACKING FOR SILT FENCE
- WHEN USED SINGLY, REMOVE SEDIMENT WHEN HALF THE HEIGHT OF THE SOCK HAS BEEN REACHED
- PROVIDE SOCK AS MANUFACTURED BY "FILTREXX" OR ENGINEER APPROVED EQUAL.

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

DETAIL SHEET

PREPARED FOR

SHANE POLLOCK

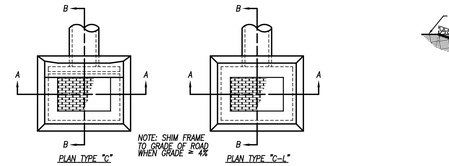
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 13 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

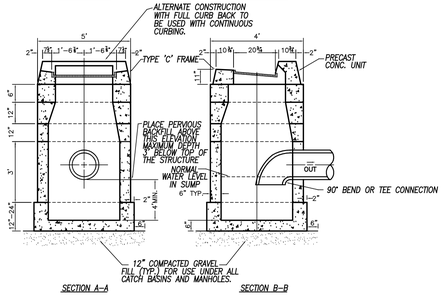
NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

K:\20014\Drawings\13_20014 DET.dwg Jul 05, 2022 - 8:56 AM



PLAN TYPE "C" PLAN TYPE "C-L"

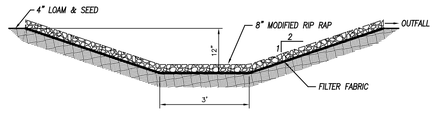
NOTE: SHIM FRAME TO GRADE OF ROAD WHEN GRADE = 4%



HOODED CATCH BASIN DETAIL

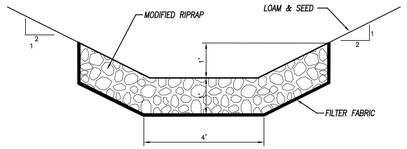
NOT TO SCALE

NOTES:
- TO BE INSTALLED AT FINAL CATCH BASIN WITH OUTLET TO STORMWATER BASIN.
- A CATCH BASIN HOOD MAY BE SUBSTITUTED WITH THE PRE-APPROVAL OF THE TOWN ENGINEER



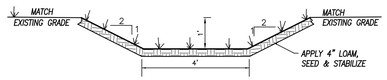
SECTION THROUGH LEVEL SPREADER

NOT TO SCALE



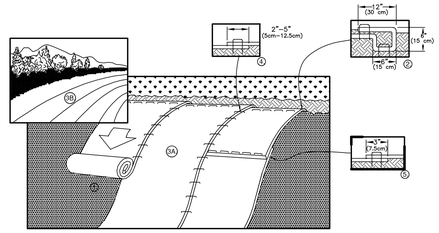
MODIFIED RIPRAP SWALE

NOT TO SCALE



GRASS LINED SWALE

NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM™, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH™ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTES:

1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN BIOMAT SC-150BN OR APPROVED BIODEGRADABLE EQUIVALENT.

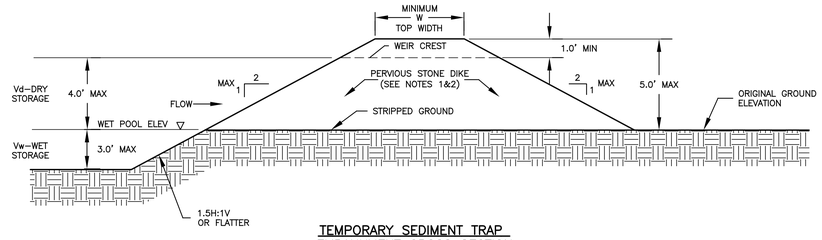
TURF REINFORCEMENT MAT INSTALLATION

NOT TO SCALE

TOP WIDTH VS. HEIGHT

H = HEIGHT OF EMBANKMENT
W= TOP WIDTH OF EMBANKMENT

H(ft)	W(ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

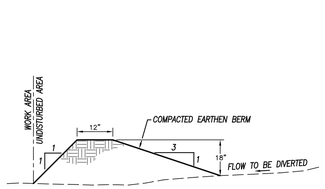


TEMPORARY SEDIMENT TRAP EMBANKMENT CROSS SECTION

NOT TO SCALE

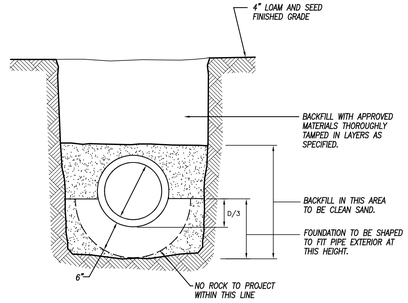
NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL AND EROSION CONTROL, SECTIONS 5-11-25 THRU 5-11-29.
2. PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF MODIFIED RIPRAP (CTDOT M.12.02) WITH #3 STONE ON FACE (CTDOT M.01.01).
3. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF ENGINEER APPROVED BACKFILL COMPACTED IN 9" LAYERS. USE ONLY MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, ROCKS OVER 6" IN DIAMETER OR OTHER UNSUITABLE MATERIALS.
4. IF, IN THE JUDGEMENT OF THE ENGINEER, MATERIALS FROM ON-SITE EXCAVATION ACTIVITIES ARE NOT SUITABLE FOR CONSTRUCTION OF SEDIMENT TRAP EMBANKMENTS, MATERIALS SHALL BE IMPORTED TO THE SITE.
5. EARTHEN EMBANKMENTS SHALL BE STABILIZED WITH TEMPORARY SEEDING, PERMENANT SEEDING OR STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
6. TEMPORARY SEDIMENT TRAP(S) SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OF RAINFALL OR GREATER. REMOVE ACCUMULATED SEDIMENT WHEN ONE HALF OF THE MINIMUM WET STORAGE VOLUME HAS BEEN FILLED. DISPOSE OF REMOVED SEDIMENT IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.



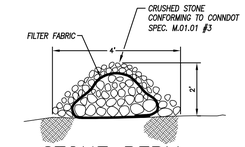
TEMPORARY DIVERSION

NOT TO SCALE



STORM DRAIN PIPE IN TRENCH DETAIL

NOT TO SCALE



STONE BERM

NOT TO SCALE
NOTE: TO BE UTILIZED IN STORMWATER BASIN

SEED MIX REQUIREMENTS:

AREA	SPECIES	SEEDING RATE (lbs/acre)
Mowed & maintained banks	Creeping Red Fescue (Pennlawn, Wintergreen)	20
	Bird's-foot Trefoil (Empire, Viking) with innoculant	8
	Tall Fescue (Kentucky 31)	20
	TOTAL	48
Unmowed banks & slopes	Tall Fescue (Kentucky 31)	20
	Flatpea (Lathco) with inoculant	30
	TOTAL	50
Diversions & channels	Creeping Red Fescue (Pennlawn, Wintergreen)	20
	Redtop (Sreeker, Common)	2
	Tall Fescue (Kentucky 31)	20
	TOTAL	42
Lawns & high maintenance areas	Turf type Tall Fescue	TOTAL 150

***Alternative seed mixes may be used. Alternative seed mix selections shall be in accordance with Figures PS-2 and PS-3 in the 2002 Guidelines for Soil Erosion and Sediment Control or as specified by and coordinated with the landscape designer.

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

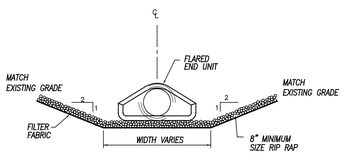
The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water for extended periods. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

SPECIES: Riverbank Wild Rye (Elymus riparius), Creeping Red Fescue (Festuca rubra), Little Bluestem (Schizachyrium scoparium), Big Bluestem (Andropogon gerardii), Switch Grass (Panicum virgatum), Upland Bentgrass (Agrostis perennans), Nodding Bur Marigold (Bidens cernua), Hollow-Stem Joe Pye Weed (Eupatorium fistulosum/Eutrochium fistulosum), New England Aster (Aster novae-angliae), Boneset (Eupatorium perfoliatum), Blue Vervain (Verbena hastata), Soft Rush (Juncus effusus), Wool Grass (Scirpus cyperinus).</P>

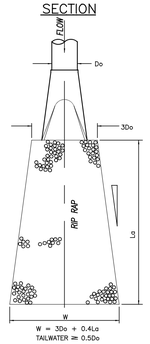
(250 mm)	(95 mm)	(254 mm)	(165 mm)	(711 mm)	(876 mm)
(300 & 375mm)	(165 mm)	(254 mm)	(165 mm)	(635 mm)	(737 mm)
(450 mm)	(191 mm)	(381 mm)	(165 mm)	(813 mm)	(889 mm)
(600 mm)	(191 mm)	(457 mm)	(165 mm)	(914 mm)	(1143 mm)
(750 mm)	(191 mm)	(305 mm)	(218 mm)	(1473 mm)	(1600 mm)
(900 mm)	(191 mm)	(635 mm)	(218 mm)	(1473 mm)	(1600 mm)

TYPE 'C' CATCH BASIN DETAIL

NOT TO SCALE



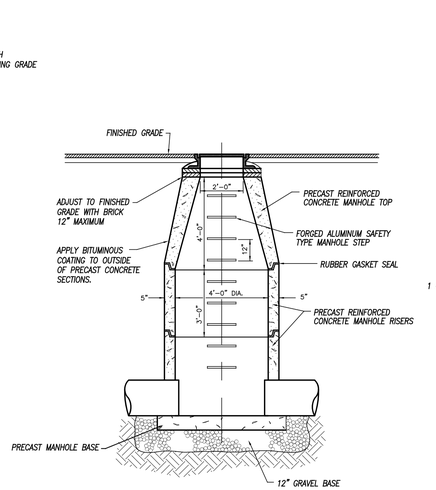
SECTION



PLAN

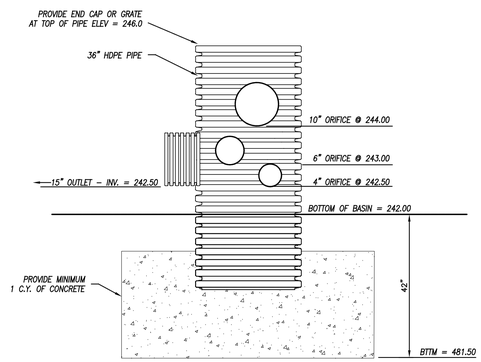
RIP RAP OUTFALL

NOT TO SCALE



TYPICAL MANHOLE CROSS SECTION

NOT TO SCALE



STORMWATER BASIN OUTLET STRUCTURE DETAIL

NOT TO SCALE

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

DETAIL SHEET 2

PREPARED FOR

SHANE POLLOCK

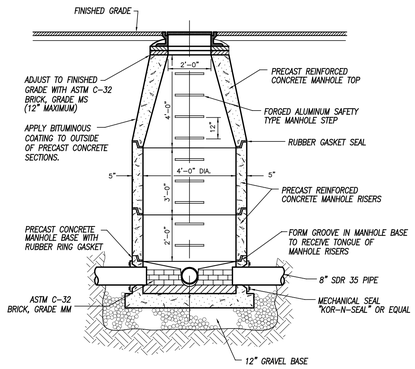
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

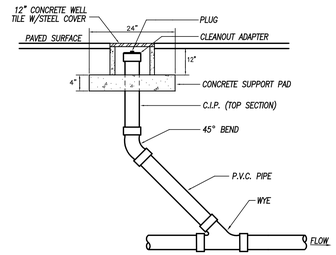
DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 14 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\14_20014_DET 2.dwg Jul 05, 2022 - 8:56 AM



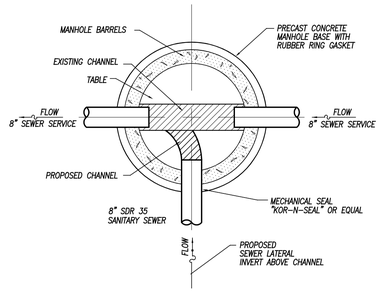
TYPICAL SANITARY MANHOLE CROSS SECTION

NOT TO SCALE



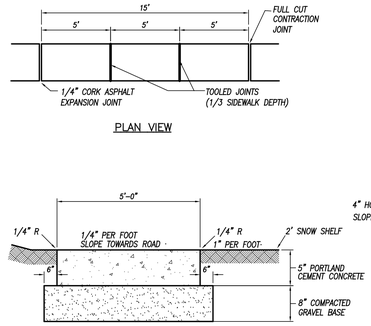
SANITARY CLEANOUT DETAIL

NOT TO SCALE



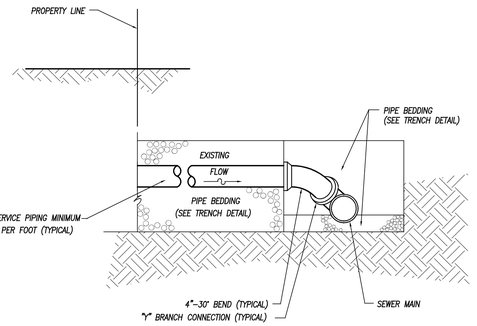
SEWER CONNECTION AT MANHOLE

NOT TO SCALE



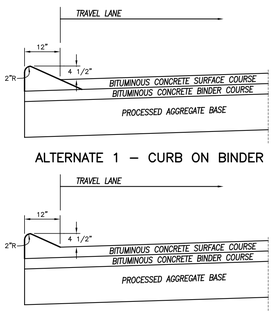
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



SEWER CONNECTION DETAIL

NOT TO SCALE

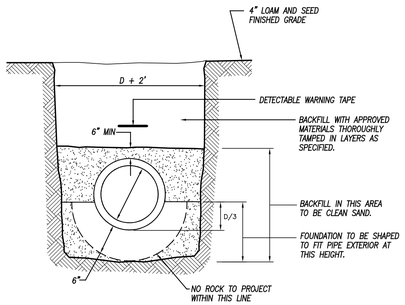


ALTERNATE 1 – CURB ON BINDER

ALTERNATE 2 – MONOLITHIC CONSTRUCTION

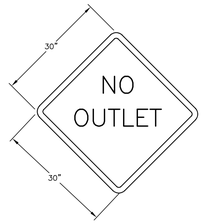
CAPE COD CURBING

NOT TO SCALE



SANITARY SEWER PIPE IN TRENCH DETAIL

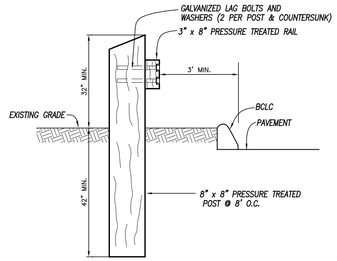
NOT TO SCALE



NO OUTLET SIGN DETAIL

NOT TO SCALE

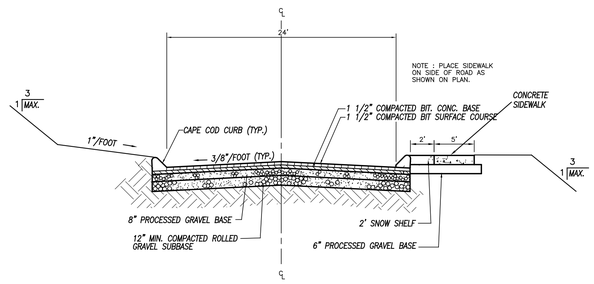
CTDOT W14-2 (41-4605)
SETON #44851



WOOD GUIDE RAIL

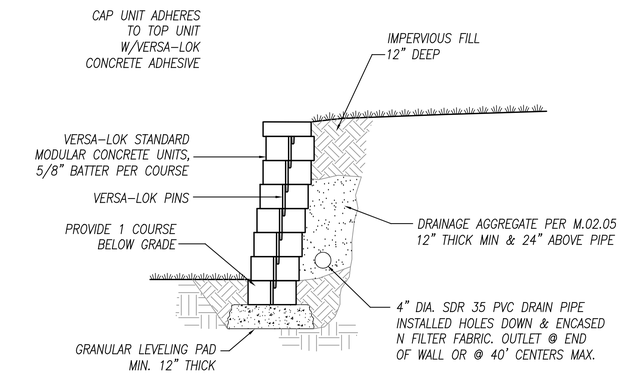
NOT TO SCALE

1. WOOD POST COMPONENTS SHALL BE SPRUCE OR HEMLOCK, GRADE #2 PRIME OR BETTER
2. POST SHALL BE CERTIFIED 0.6 CCF PRESERVATIVE RETENTION RATE, AWPA CATEGORY UC4C
3. PRESERVATIVE SHALL BE WATER BASED AN CONSIST OF COPPER AZOLE TYPE B OR C



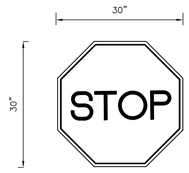
ROADWAY CROSS SECTION

NOT TO SCALE



TYPICAL SECTION–UNREINFORCED RETAINING WALL

VERSA-LOK OR APPROVED EQUAL



CTDOT R1-1 (31-0552)

STOP SIGN

NOT TO SCALE

31-5505

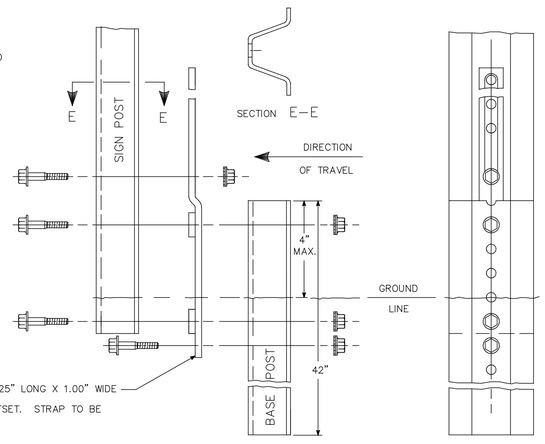
SPEED LIMIT SIGN DETAIL

NOT TO SCALE

BOLTS – HEX HEAD,INTEGRAL FLANGE CONFORMING TO ASTM A354. –18 UNC X 1.75", GRADE BC FOR 3.00 LBS./FT. POSTS –18 UNC X 2.0", GRADE BD FOR 4.00 LB./FT. POSTS.

NUTS –18 UNC HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A563, GRADE DH.

LOCKWASHERS – HEAVY DUTY EXTERNAL TYPE.



BREAKAWAY TYPE I INSTALLATION – FOR 3 & 4 LB. POSTS

06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS
DATE	DESCRIPTION
REVISIONS	

DETAIL SHEET 3

PREPARED FOR

SHANE POLLOCK

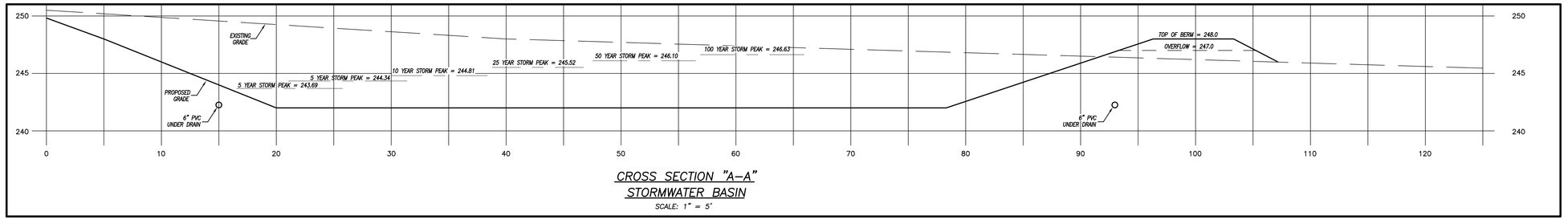
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

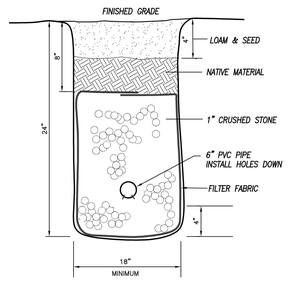
DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 15 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

K:\20014\Drawings\15_20014 DET 3.dwg Jul 05, 2022 - 8:57 AM

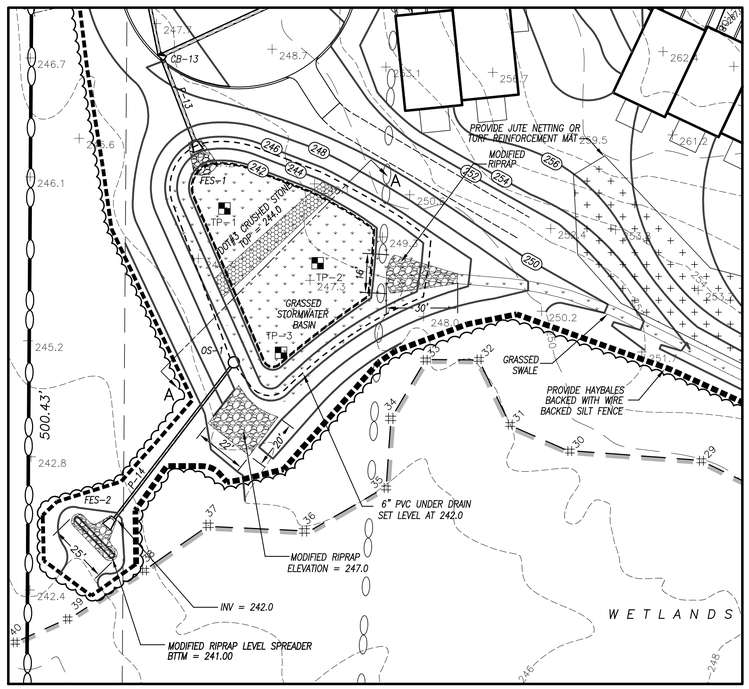


CROSS SECTION "A–A"
STORMWATER BASIN
SCALE: 1" = 5'



CURTAIN DRAIN DETAIL

NOT TO SCALE



STORMWATER BASIN DETAIL

SCALE: 1"=30'

NOTE: THE CONDOMINIUM ASSOCIATION SHALL BE RESPOSIBLE FOR THE MAINTENANCE OF THE ENTIRE STORMWATER SYSTEM

STORMWATER BASIN CONSTRUCTION NOTES:

1. Detention basin embankments shall be constructed of silty sand and/or clayey sand materials. On–site borrow material may be used if suitable deposits are found. Embankment fill shall contain at least 15% by weight of material passing the #200 sieve and not more than 50% passing the #200 sieve.
2. Embankment fill shall have no stones larger than 6" in their greatest dimension. No stones larger than 3" in their greatest dimension shall be allowed within 2 feet of structures or pipes.
3. All fill material shall be free of topsoil, roots, stumps, organics, frozen material and other deleterious matter.
4. All embankment material shall be compacted to 95% minimum relative compaction as determined by ASTM D1557 – Modified Proctor. The maximum loose lift thickness of embankment fill shall be 12".
5. Sufficient dewatering equipment shall be provided to dewater excavations for proposed embankments, cutoff trenches and other construction.
6. All topsoil, organics, roots and other deleterious matter shall be removed from the existing ground surface prior to construction of the proposed embankments.
7. All embankments and disturbed areas of the detention basin shall be permanently stabilized with 4" of loam, seed and mulch. Suitable hydroseeding equipment may be used for application of seed, mulch and/or fertilizer. The following seed mix shall be used in these areas:

Variety	Lbs/Acre
Creeping Red Fescue	20
Redtop	2
Crown Vetch	15
TOTAL	37

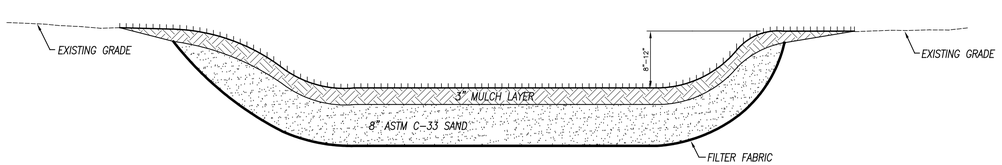
DETENTION BASIN OPERATION AND MAINTENANCE NOTES:

1. The contractor shall be responsible for all basin maintenance and inspections prior to acceptance of the roadway by the Condominium Association.
2. During the first year of operation, the basin shall be inspected on a monthley basis or within 24 hours after a rainfall event of 0.5" or greater. Any erosion of embankments or outlet areas shall be repaired promptly. Any debris shall be removed from trash racks and disposed of. Sedimentation that would interfere with proper operation of the basin shall be removed and disposed of and the area restored and stabilized as required.
3. The Condominium Association shall be responsible for maintenance of the stormwater basin and it's outlets in perpetuity. After the basin has been in operation for one year, inspections shall be performed quarterly or within 24 hours after a storm event of 2.0" or greater. Quarterly inspections shall include the following items:

– Noxious weeds shall be removed. Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity. Inspect embankments for any woody growth. All trees, vines and other woody plants shall be removed and voids left from their removal shall be repaired.
– Inspect embankments for animal burrows. All burrows and voids shall be repaired immediately.
– Accumulated sediment shall be removed from the basin forebay and other areas to restore original design grades. Disturbed areas shall be restabilized as required after removal of sediment.
– Inlets and outlets shall be inspected for scour damage and erosion and repaired as required.
– Outlet structures shall be cleaned of accumulated sediment.
– Any evidence of piping or seepage at the toe of embankments or around inlet/outlet structures shall be investigated by a qualified professional engineer and reported to the Town. Required repairs to maintain the proper function or repair potential structural deficiencies in the basin shall be implemented within one month of the discovery of the problem or at the discretion of the responsible professional engineer performing the invesitigation or designing such repairs. The engineer shall certify that all repairs are performed to his/her satisfaction and shall provide such certification to the Town.

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- Provide annual street sweeping, preferably after final snow melt to alleviate sediment buildup in catch basin sumps and to insure efficient TSS removal from stormwater.
- Remove sediment from catch basin sumps when sediment reaches half the depth of the sump (2').
- Inspect catch basins for trash and debris bi–annually. Remove accumulated sediment and debris from pipe inlets and outlets to prevent clogging.
- Remove accumulated trash and leaves from catch basin grates to insure adequate grate inflow capacities.



RAIN GARDEN SECTION

NOT TO SCALE

CONNECTICUT RAIN GARDENS
SUGGESTED PLANT LIST

PERENNIALS

A. Swamp Milkweed (Asclepias incarnata)
B. New York aster (Aster novae–belgii)
C. Astilbe (Astilbe spp.)
D. Tickseed sunflower (Bidens aristosa)
E. Joe Pye weed (Eupatorium fistulosum)
F. Rose mallow (Hibiscus moscheutos)
G. Iris (Iris versicolor)
H. Cardinal flower (Lobelia cardinalis)
I. Spiked gay feather (Liatris spicata)
J. Sensitive fern (Onoclea sensibilis)
K. Cinnamon fern (Osmunda cinnamomea)
L. Royal fern (Osmunda regalis)
M. Marsh fern (Thelypteris palustris)
N. Spiderwort (Tradescantia virginiana)
O. Black–Eyed Susan (Rudbeckia birta)

GRASSES

p. Creeping bentgrass (Agrostis stolonifera)
Q. Meadow foxtail (Alopecurus pratensis)
R. Blue joint (Calamogrostis Canadensis)
S. Tussock sedge (Carex stricta)
T. Tufted hair grass (Deschampsia caespitosa)
U. Switch grass (Panicum virgatum)
V. Ribbon grass (Phalaris arundinacea)

SHRUBS

1. Red chokeberry (Aronia arbutifolia)
2. Buttonbush (Cephalanthus occidentalis)
3. Summersweet clethra (Clethra alnifolia)
4. Silky dogwood (Cornus amomum)
5. Gray dogwood (Cornus racemosum)
6. Red osier dogwood (cornus sericea)
7. Inkberry (Ilex glabra)
8. Winterberry (Illex vertifillata)
9. Spicebush (Lindera aestivale benzoin)
10. Pinxterbloom azalea (Rhododendron periclymenoides)
11. Swamp azalea (Rhododendron viscosum)
12. Elderberry (Sambuscus Candensis)
13. Lowbush blueberry (Vacinium angusifolium)
14. Highbush blueberry (Vaccinium corymbosum)
15. Witherod (Viburnum cassinoides)
16. Arrowwood (Viburnum dentatum)
17. Nannyberry (Viburnum legtago)
18. Black haw (Viburnum prunifolium)
19. American cranberry (Viburnum trilobum)

One or more trees can be added to a rain garden, depending upon its size. Caution should be used though, as a tree can quickly take over the garden and create a different look. Remember, most trees will grow very large unless they are purposely kept small. If a tree is desired, the following types are recommended:

TREES

20. River birch (Betula negra)
21. Red maple (Acer rubrum)
22. Sweetgum (Liquidambar styraciflua)
23. Swamp white oak (Quercus bicolor)
24. Pin oak (Quercus palustris)
25. Larch (larix laricina)
26. Cottonwood (Populus deltoides)
27. Shadblow (Amelanchier spp.)
28. Green ash (Fraxinus pennsylvanica)

DATE	DESCRIPTION
06/17/2022	APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWWC APPROVAL CONDITIONS

REVISIONS

DETAIL SHEET 4

PREPARED FOR

SHANE POLLOCK

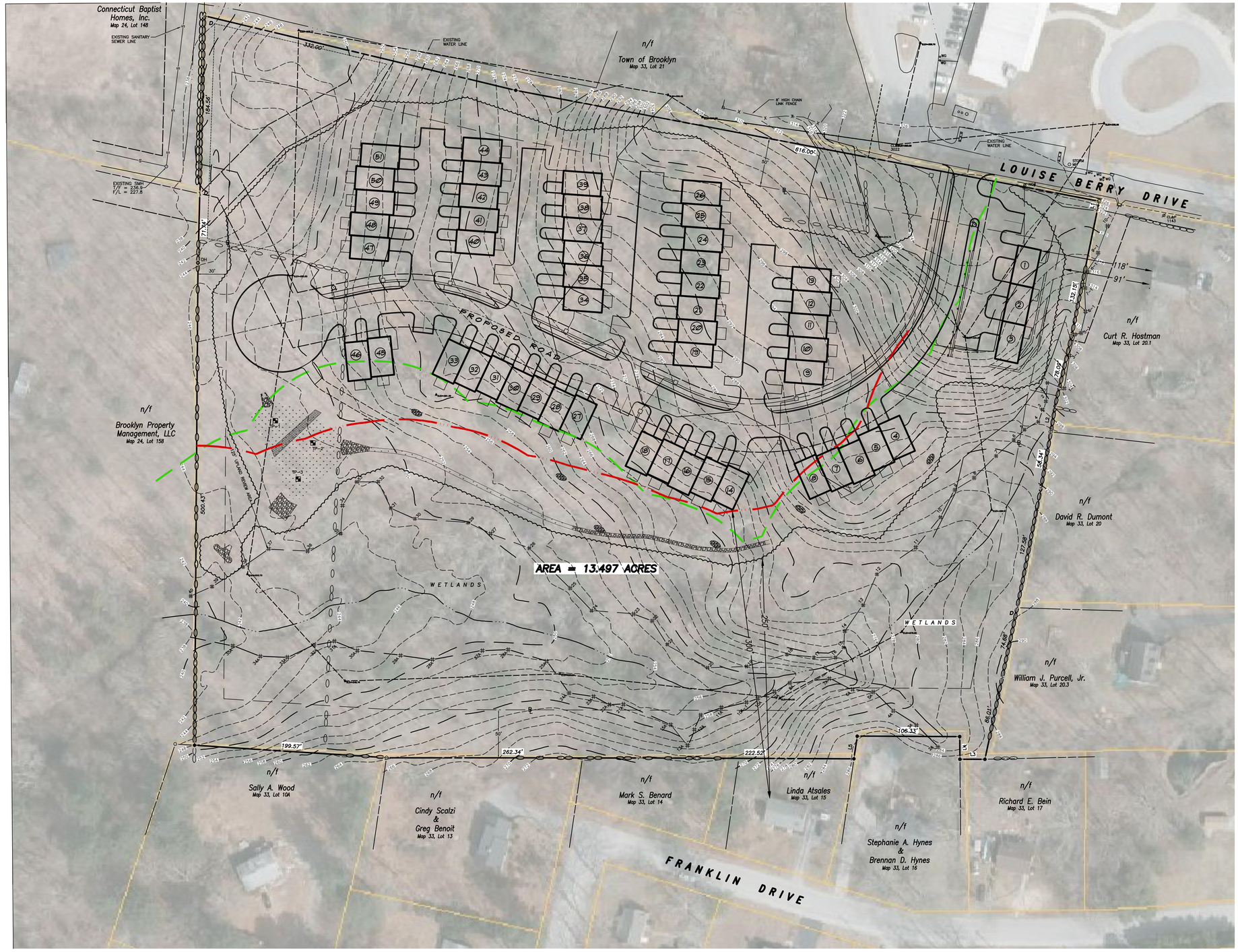
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 16 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

K:\20014\Drawings\16_20014 DET 4.dwg Jul 05, 2022 - 8:58 AM



DATE	DESCRIPTION
REVISIONS	

SITE PROXIMITY PLAN

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 10/12/2020	DRAWN: NET
SCALE: 1" = 50'	DESIGN: NET
SHEET: 1 OF 1	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834

K:\2014\Drawings\PHOTO Overlay Plan.dwg Jul 07, 2022 - 10:43 AM

TOWN OF BROOKLYN

Copy of Expenditure Report-Detail

From Date: 6/1/2022 To Date: 6/30/2022

Fiscal Year: 2021 - 2022

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4163.51900	Inland Wetlands-Wages-Recording Secretary	$1,200.00	$0.00	$887.50	$312.50	$0.00	$312.50	26.04%
1005.41.4163.53020	Inland Wetlands-Legal Fees	$3,500.00	$0.00	$2,574.00	$926.00	$0.00	$926.00	26.46%
1005.41.4163.53200	Inland Wetlands-Professional Affiliations	$65.00	$0.00	$0.00	$65.00	$0.00	$65.00	100.00%
1005.41.4163.53400	Inland Wetlands-Professional Services	$500.00	$316.00	$316.00	$184.00	$0.00	$184.00	36.80%

Transaction Detail (Standard)

Reference Number	Requisition Number	PO/Ship Number	Description	Name	Journal	Amount
22-0264	1787	20221667	AP POSTING	Action Blueprint & Supplies, LLC	Accounts Payable	$158.00
22-0596	1788	20221724	AP POSTING	Action Blueprint & Supplies, LLC	Accounts Payable	$158.00
					Detail Total:	$316.00

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4163.55400	Inland Wetlands-Advertising & Legal Notices	$500.00	$41.00	$276.20	$223.80	$0.00	$223.80	44.76%

Transaction Detail (Standard)

Reference Number	Requisition Number	PO/Ship Number	Description	Name	Journal	Amount
TB 018 3/9/22	1383	20221314	AP POSTING	Shoppers-Turnpike Corp.	Accounts Payable	$41.00
					Detail Total:	$41.00

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4163.55500	Inland Wetlands-Printing & Publications	$100.00	$93.37	$93.37	$6.63	$0.00	$6.63	6.63%

Transaction Detail (Standard)

Reference Number	Requisition Number	PO/Ship Number	Description	Name	Journal	Amount
228935666	1704	20221607	AP POSTING	W.B. Mason	Accounts Payable	$93.37
					Detail Total:	$93.37

Grand Total:		**$5,865.00**	**$450.37**	**$4,147.07**	**$1,717.93**	**$0.00**	**$1,717.93**	**29.29%**

End of Report