

**TOWN OF BROOKLYN  
ZONING BOARD OF APPEALS  
REGULAR MEETING AGENDA**

The Brooklyn Zoning Board of Appeals Commission will hold a public hearing and meeting on Thursday, September 1, 2022, at 6:30 p.m.

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

<b>In-Person:</b> <b>Clifford B. Green Memorial Center, Suite 24, 69 South Main Street, Brooklyn, CT</b> <b>For fully vaccinated persons attending, masks are optional. For persons not fully vaccinated, masks are required.</b>		
<b>Online:</b> <b>Click link below:</b> <a href="https://us06web.zoom.us/j/5075752217">https://us06web.zoom.us/j/5075752217</a>	<b>OR</b>	<b>Go to Zoom.us,</b> <b>click Sign In</b> <b>On the top right, click Join a Meeting</b> <b>Enter meeting ID: 507 575 2217</b> <b>Enter meeting password: change</b>
<b>Phone: Dial 1 646 558 8656 US Toll</b> <b>Enter meeting number: 507 575 2217</b> <b>Enter meeting password: change</b> <b>You can bypass attendee number by pressing #</b>		

**Call to Order:**

**Seating of Alternates:**

**Approval of Minutes:** Regular meeting Minutes.

**Public Hearing**

**Reading of Legal Notice:**

- 1. ZBA 22-003 Stephanie Hynes, 20 Franklin Drive, Map 33, Lot 16, .49 Acres, R30, for a variance of the Zoning Regulations, requesting variance of section 3.B.5.2 to reduce the minimum rear yard setback from 50 feet to 36.2 feet to construct a pool.**
- 2. ZBA 22-004 Loni Decelles, 143 South Street, Map 40, Lot 88-11, 3.22 Acres. RA.**  
Construction of a horse barn and turnout area. Variance being requested is 12 ft in lieu of 50 ft required.

**Public Hearing Closes**

**Unfinished Business:**

**1. ZBA 22-003 Stephanie Hynes, 20 Franklin Drive, Map 33, Lot 16, .49 Acres, R30, for a variance of the Zoning Regulations,** requesting variance of section 3.B.5.2 to reduce the minimum rear yard setback from 50 feet to 36.2 feet to construct a pool.

**2. ZBA 22-004 Loni Decelles, 143 South Street, Map 40, Lot 88-11, 3.22 Acres. RA.**

Construction of a horse barn and turnout area. Variance being requested is 12 ft in lieu of 50 ft required.

**Other Business:**

**Adjourn:**

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Bruce Parsons, Chairman

**ZONING BOARD OF APPEALS  
REGULAR MEETING MINUTES**

The Brooklyn Zoning Board of Appeals held a regularly scheduled meeting and public hearings on Thursday, July 7, 2022, at 6:30 p.m. at the Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT in-person and via Zoom, on the following:

**Members Present:** Bruce Parsons, Lucien Brodeur, Stephen Mylly, Adam Brindamour and Ryan Cheverie (Alternate). William Macnamara via ZOOM.

**Members Absent:** N/A.

**Staff Present:** Lisa Lindia, Recording Secretary, Margaret Washburn, Zoning Enforcement Officer.

**Also Present:** Galliehue Blevins and Gregory Wiesenberger. Also, Donna Weisenberger and Bruce Woodis (Archer & KWP Surveyors) via ZOOM.

**Call to Order:** The meeting was called to order at 6:30 p.m.

**Seating of Alternates:** None

**Approval of Minutes:** Regular meeting Minutes January 24, 2022.

**Reading of the Legal Notice:**

Chairman Parsons read the legal notice into the record.

**Public Hearings:**

- 1. ZBA 22-001 Galliehue Blevins, 58 Juniper Way, Map 40, Lot 88-36, 1.24 Acres, RA Zone, for a variance of the Zoning Regulations, Section 3.C.5.2.2, to reduce the minimum side yard setback from 40 ft to 10 ft to install an in-ground swimming pool, patio and pool shed.**

**Public Discussion:**

Mr. Blevins - Stated neighbors are okay with this request. A surveyor had to be hired because there was no as-built on file. Putting the pool elsewhere on his land would require cutting down trees or putting it closer to the wetlands.

Chairman Parson - Asked couldn't you move the pool closer to the house and septic?

Mr. Blevins – There needs to be a separation from the septic. Pools have gone up in cost 50% more now than they were a year ago.

Adam Brindamour – Asked about option #2, the footing drain, which outlets in the neighbor's yard.

Margaret Washburn - The old foundation drain was discussed. She explained the drain would now discharge near the wetlands. The IWWC approved this.

Mr. Blevins – Stated he has never had water in his basement.

Public Hearing closed 6:45 pm

- 2. ZBA 22-002 Gregory Weisenberger, 141 Laurel Hill Road, Map 17, Lot 1A, 1.5 Acres, RA Zone, for a variance of the Zoning Regulations, Requesting variance of section 3.C.5.2.1 from the minimum front yard setback of 50 feet to 40 feet to construct 20-foot x 30-foot garage with loft for storage.**

**Public Discussion:**

Bruce Woodis (Archer & KWP Surveyors) – Prepared plan for variance from front yard setback. The lot is very steep; the septic is down gradient from house. The garage is proposed in the only flat area on the lot.

Chairman Parson – Will the access to this new building be off the existing driveway?

Gregory Wiesenberger – Yes it would be.

Chairman Parson – Is your lot heavily wooded?

Gregory Wiesenberger – Yes, it is.

Lucien Brodeur - Where is the reserve area located?

Bruce Woodis (Archer & KWP Surveyors) – It would be closer to the new building than the existing leach field.

Margaret Washburn – They have already received a letter from the Health Department.

**Public Hearing Closes: 6:50 PM**

**Unfinished Business:**

- 1. ZBA 22-001 Galliehue Blevins, 58 Juniper Way, Map 40, Lot 88-36, 1.24 Acres, RA Zone, for a variance of the Zoning Regulations, Section 3.C.5.2.2, to reduce the minimum side yard setback from 40 ft to 10 ft to install an in-ground swimming pool, patio and pool shed.**

Adam Brindamour – Stated there were no other concerns. The reason for granting the variance is that this would be the best location for the pool. More clearing and placing the pool closer to the wetlands would be needed if not approved as requested. The hardship is the shape of the lot and the location of the wetlands.

Adam Brindamour made the above-stated motion as written. Stephen Mylly seconded this motion. No discussion held. All in favor. The motion passed unanimously.

Galliehue Blevins – Upon leaving complemented Margaret Washburn “she is a credit to the town for being helpful”.

2. **ZBA 22-002 Gregory Weisenberger, 141 Laurel Hill Road, Map 17, Lot 1A, 1.5 Acres, RA Zone, for a variance of the Zoning Regulations,** Requesting variance of section 3.C.5.2.1 from the minimum front yard setback of 50 feet to 40 feet to construct 20-foot x 30-foot garage with loft for storage.

There was discussion of the lot line being ten feet away from the edge of the road. Adam Brindamour stated that this is the only reasonable location for the building, due to the steepness of the lot. The reason for the variance is the steepness of the rest of the lot.

Adam Brindamour made the above stated motion as written. Lucien Brodeur seconded this motion. No discussion held. All in favor. The motion passed unanimously.

**Other Business:**

Chairman Parson – Had a quick discussion on swimming pools. Pools are accessory structures. The regulations don’t list setbacks for accessory structures like it does for buildings. What about an above ground pool which is a temporary structure?

Lucien Brodeur – Setback should not apply.

Chairman Parson – Agrees setback should not apply. Asked Margaret Washburn to ask Planning and Zoning to address this issue.

**Adjourn:** Meeting closed at 7:05 pm, motioned by Lucien Brodeur, seconded by Stephen Mylly. No discussion held. All in favor. The motion passed unanimously.

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Lisa M. Lindia, Recording Secretary

**TOWN OF BROOKLYN  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE**

The Brooklyn Zoning Board of Appeals will hold two Public Hearings and at their regularly scheduled meeting on Thursday, September 1, 2022 at 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street Brooklyn, CT, in-person and virtually via Zoom, on the following applications:

**ZBA 22-003 Stephanie Hynes, 20 Franklin Drive, Map 33, Lot 16, 0.49 Acres, R-30 Zone, for a variance of the Zoning Regulations**, Section 3.B.5.2.3 to reduce the minimum rear yard setback from 50 ft to 36.2 ft to construct a pool/deck combination.

**ZBA 22-004 Loni Decelles, 143 South Street, Map 40, Lot 88-11, 3.22 Acres, RA Zone, for variances of the Zoning Regulations**, Sections 3.C.5.2.1 and 8.A.4.5, to reduce the minimum front yard setback from 50 ft to 12 ft to construct an accessory structure.

Interested persons may appear and be heard. Written communications will be accepted. A copy of the application is available on the Town of Brooklyn Website, Town Clerk's office and at the Land Use office. Zoom meeting information will be included on the September 1, 2022 Zoning Board of Appeals Agenda.

Bruce Parsons, Chairman  
Zoning Board of Appeals

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Code	Description	Code	Description	Code	Description	Code	Description
4	Rolling	5	Well	1	Paved	3	Rural	1-1	Appraised
		6	Septic					1-3	Assessed
20 FRANKLIN DR		SUPPLEMENTAL DATA		490 PEN		RES LAND		25,800	
BROOKLYN CT 06234		ALT PCL ID 33/016		DEV RIGH		DWELLING		95,600	
		OVERLAY		SUBDIV LYON		RES OUTBL		3,300	
		FIRE DIST		SURVEY # 3/44					
		SEWER		DEV LOT					
				Census # 9051					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Amount	Description	Number	Amount	Comm Int	Year	Code	Assessed V	Year	Code	Assessed	
		0585	0230	Q	I	218,000	00	2020	1-1	2019	1-1	33,400	
		0496	0049	Q	I	197,000	00	2018	1-3	2018	1-3	77,700	
		0287	0304	U	I	95,000	0	2018	1-4	2018	1-4	6,600	
		0132	0096	U	I	65,000							
		0078	0524	U	I								
Total		0.00						Total	124,700	Total	117,700	Total	117,700

**EXEMPTIONS**  
 Description

OTHER ASSESSMENTS		Code	Description	Number	Amount
BEIGE					
BSMT FINISHED 1996					
WST					
FBM=FAM/1-BA					
EXT FIX=DOUBLE VAN.					

ASSESSING NEIGHBORHOOD		Nbhd	Tracing	Batch
0001		B	Tracing	2015

BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
9677		11-12-2014	RP	Repairs	8,000	10-01-2015	100	9 REPLACEMENT WINDOWS	07-31-2020	KN
5054		11-20-1997	SH	Shed	9,000	07-28-1998	100	CARRIAGE SHED	07-07-2020	MM
3451		03-21-1995	RE	Remodel	5,000	01-07-1997	100	RENOVATE BASEMENT	11-21-2016	KT
3440		03-03-1995	EL	Electric	1,000	03-03-1995	100	200 AMP SERVICE	09-11-2014	SS

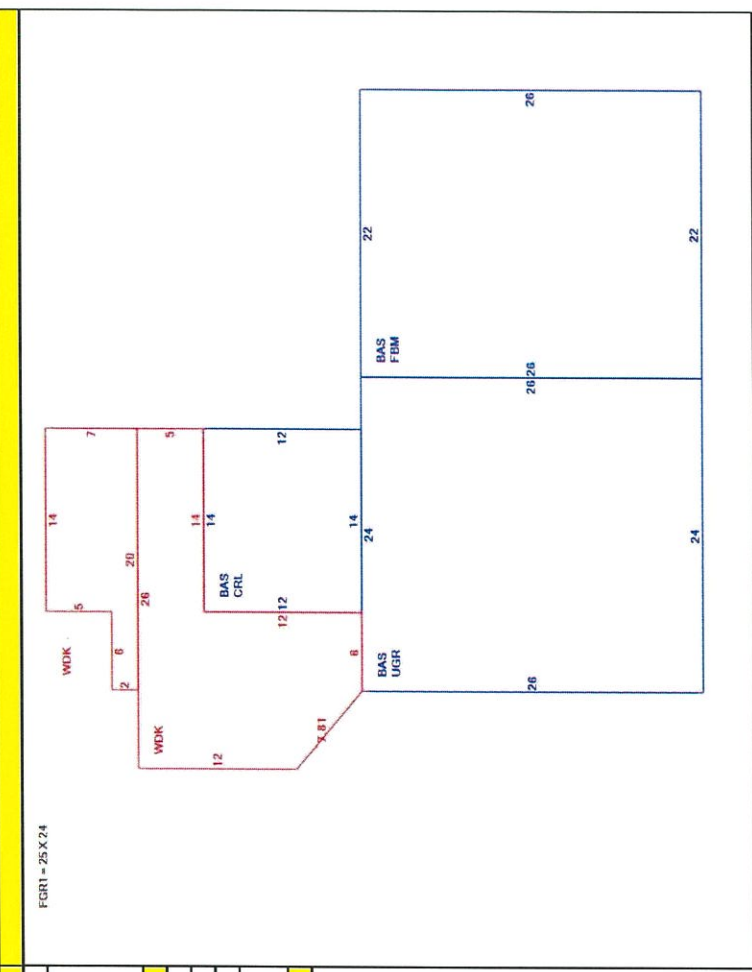
LAND LINE VALUATION SECTION		B Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam MDL	R30		0.480	AC	36,000	1.85163	5	1.00	0060	1.150		1.0000			36,800
Total Card Land Units 0.480 AC Parcel Total Land Area 0.4800 Total Land Value 36,800																	

**APPRaised VALUE SUMMARY**  
 Appraised Bldg. Value (Card) 136,600  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 4,700  
 Appraised Land Value (Bldg) 36,800  
 Special Land Value 0  
 Total Appraised Parcel Value 178,100  
 Valuation Method C

**VISIT / CHANGE HISTORY**  
 Total Appraised Parcel Value 178,100

Date	Id	Type	Is	Cd	Purpose/Result
07-31-2020	KN			58	Data mailer no chge
07-07-2020	MM			13	Field Review
11-21-2016	KT			47	Change Legal Owner
09-11-2014	SS			00	Measure+Listed
08-08-2014	SS			01	Measure+1Visit
10-19-2011	KT			47	Change Legal Owner
02-24-2009	DK			00	Measure+Listed

**VISION**



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch		
01	Residential		
03	C		
1	Stories:		
1	Occupancy		
14	Exterior Wall 1		
14	Exterior Wall 2		
03	Roof Structure:		
03	Roof Cover		
05	Interior Wall 1		
12	Interior Wall 2		
14	Interior Fir 1		
14	Interior Fir 2		
02	Heat Fuel		
05	Heat Type:		
01	AC Type:		
03	Total Bedrooms		
2	Total Bthrms:		
0	Total Half Baths		
1	Total Xtra Fixtrs		
6	Total Rooms:		
02	Bath Style:		
02	Kitchen Style:		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Appr. Value
FGR1	GARAGE-AVE	L	600	26.00	1998		30	0.00	4,700
WDS	WOODSTOVE	B	1	0.00			65	0.00	0

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Eff Area
BAS	First Floor	1,364	1,364	1,364
CRL	Crawl Space	0	0	0
FBM	Basement, Finished	0	572	229
UGR	Garage, Under	0	624	187
WDK	Deck, Wood	0	369	37
Ttl Gross Liv / Lease Area		1,364	3,097	1,817
				210,168



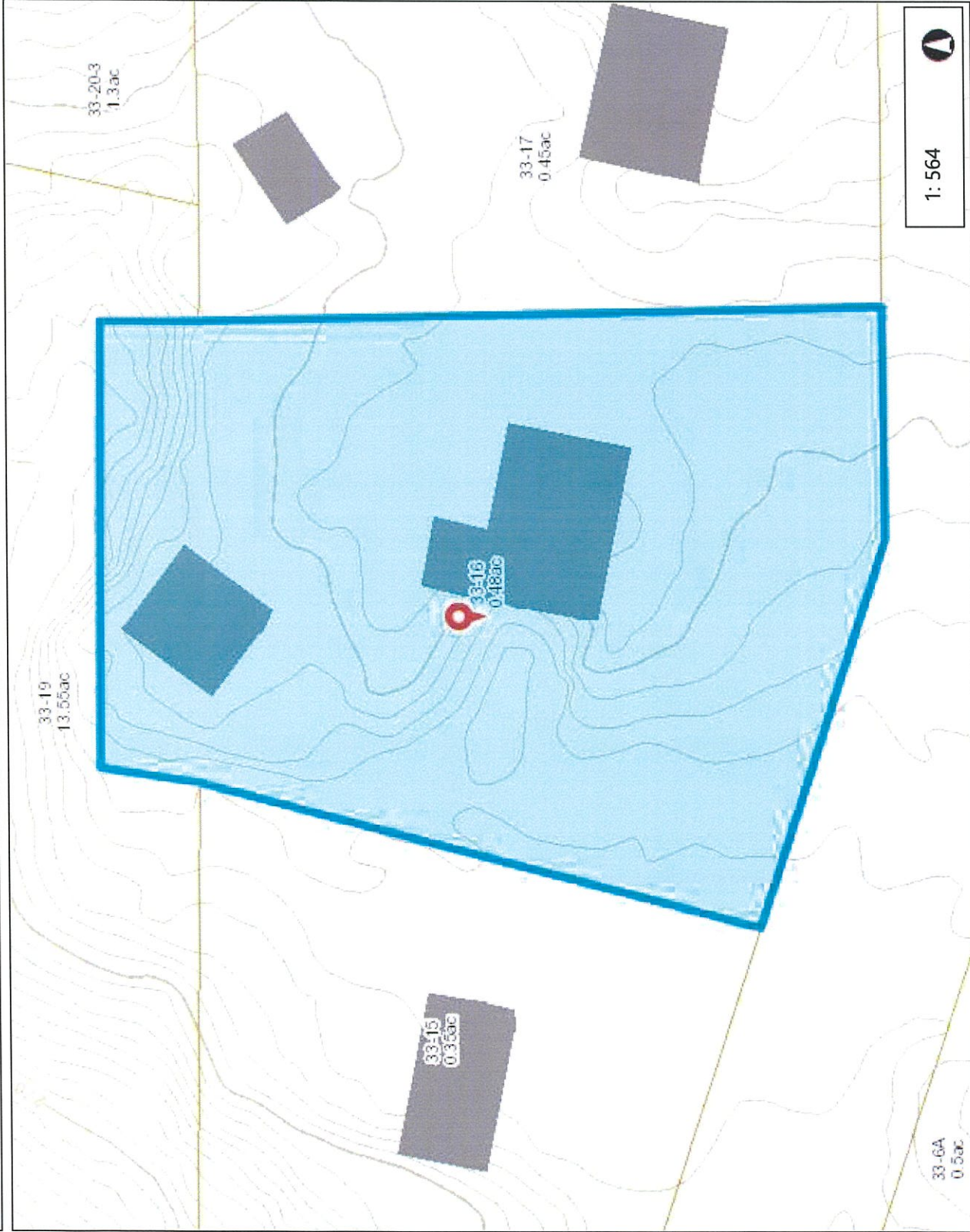


# Necog GIS Site



- Legend**
- Town
  - Buildings 2012
  - Parcels

**Notes**  
20 Franklin Drive



1: 564



0.0 Miles



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 ZONING BOARD OF APPEALS  
APPLICATION

FEE: \$250.00 / STATE FEE: \$60 / PUBLICATION FEE: \$450

CHECK# 572 + 569

APPLICATION # ZBA 22-003 DATE SUBMITTED 5/23/22

APPLICANT: Stephanie Hynes

MAILING ADDRESS: 20 Franklin Drive

PROPERTY OWNER: (if different) Stephanie + Brennan Hynes

MAILING ADDRESS: 20 Franklin Dr.

PROPERTY LOCATION: 20 Franklin Drive

MAP: 33 LOT: 16 ACRES: 0.49

ZONE: RA (R-30) VC R-10 NB PC RB MMU I-1 (circle one)

Is Property within 500' of a municipal boundary? NO

Application is submitted for approval of the following (check all that apply):

Variance of the Zoning Regulations, Section(s) 3.B.5.2.3 minimum rear yard setback  
The variance being requested is 36'2" rear yard setback  
reduced from 50' rear yard setback

Appeal of an order, requirement or decision of the ZEO under Sec. 9.G.1 of the Brooklyn Zoning Regulations.

Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

See site plan and location of pool

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land.

Inconsistencies in zoning regulations

**BROOKLYN ZONING BOARD OF APPEALS**

**The following information must accompany each application at the time of submittal:**

1. A plot plan prepared as determined by the ZBA, either:
  - by a licensed land surveyor, to A-2 survey standard OR
  - not an A2 survey but sufficiently accurate to allow the members to reach an informed decision.
2. A copy of the permit denial from the Zoning Officer.
3. Check payable to the Town of Brooklyn.
4. Confirmation that Notices to Abutters have been sent as follows:
  - The applicant shall, at his own expense, send notice of the application at least 15 days prior to the date of the public hearing. Form will be provided by the Town.
  - Notice shall be sent to all property owners of any abutting properties as well as to property owners that lie opposite the parcel across any street or thoroughfare.
  - Notice shall be sent with a Certificate of Mailing receipt obtained from the US Post Office.
  - Copies of the list of abutters and Certificates of Mailings shall be submitted no later than at the public hearing.
  - Abutting owners are the owners that are listed in the Brooklyn Tax Assessor's records.
5. If the proposed activity is located within a Drinking Water Supply Aquifer Area (see attached map) then the Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

**NOTE:**

- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and Fire Marshal to determine if other permits are required.
- See Article 17 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

**SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, 69 SOUTH MAIN STREET,  
SUITE 23 BROOKLYN, CT 06234.**

**The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.**

Stephanie Hynes      3/23/22      Stephanie Hynes      3/23/22  
Applicant                      Date                      Property Owner                      Date

RECEIVED

AUG 17 2021

NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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



August 17, 2021

Brennan & Stephanie Hynes  
20 Franklin Drive  
Brooklyn, CT 06234

B100/APPLICATION  
SUBJECT: FILE #86002614 -- FRANKLIN DRIVE #20, MAP #33, LOT #16, BROOKLYN, CT

Dear Brennan & Stephanie Hynes:

On August 12, 2021 this department received an application proposing the addition of a 12' x 20' above ground pool to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. Maintain a minimum of 10 feet from the existing septic system with the proposed above ground pool.
  2. In the event that area is needed for future septic repair, the existing structure may need to be relocated to different location on the property.
  3. Owner to verify exact location of septic.
  4. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.
- Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

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

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

Sincerely,

*Donovan Moe*

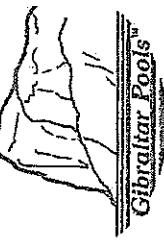
Donovan Moe, RHS

Environmental Health Specialist-NDDH

cc: Brooklyn Building Official; Gibraltar Pools Corp.

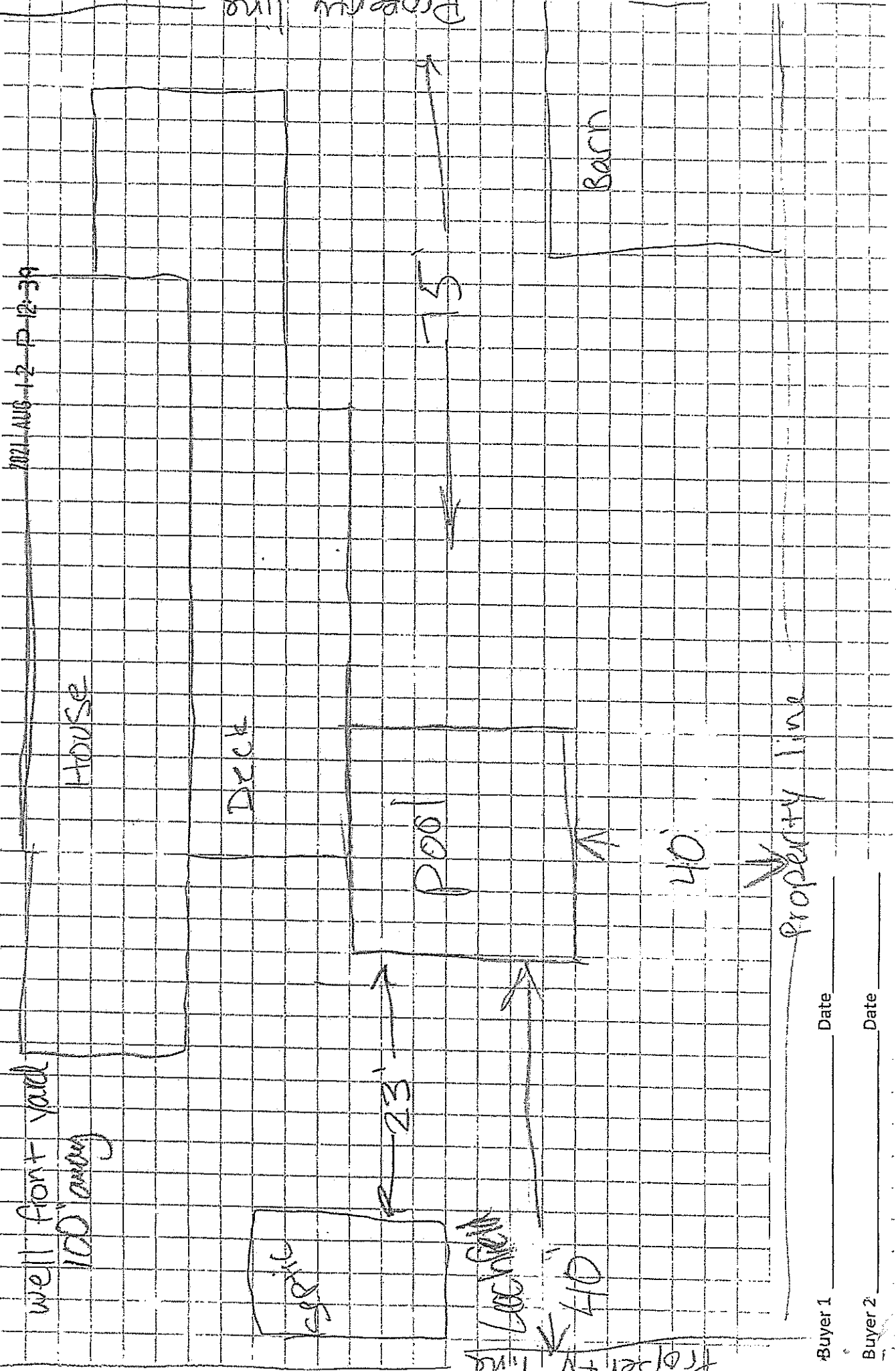
PROVVEI FLACIEMI

ADDRESS 20 Franklin Dr.  
Brooklyn CT 06234



GRADE  
OBSTRUCTIONS  
NORTH EAST DISTRICT  
DEPT. OF PHASES

SURVEYOR



Buyer 1 \_\_\_\_\_ Date \_\_\_\_\_

Buyer 2 \_\_\_\_\_ Date \_\_\_\_\_



## Margaret Washburn

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**From:** Stephanie Hynes <sgrocki@hotmail.com>  
**Sent:** Tuesday, August 02, 2022 12:26 PM  
**To:** Margaret Washburn; PAUL ARCHER  
**Cc:** Lisa Lindia  
**Subject:** Re: September 1 ZBA meeting

Hi Margaret,  
I grant a 65 day extension.  
Thanks,  
Stephanie Hynes

---

**From:** Margaret Washburn <M.Washburn@Brooklynct.org>  
**Sent:** Tuesday, June 7, 2022 3:00 PM  
**To:** PAUL ARCHER <paul@archersurveying.com>; sgrocki@hotmail.com <sgrocki@hotmail.com>  
**Cc:** Lisa Lindia <L.Lindia@Brooklynct.org>  
**Subject:** September 1 ZBA meeting

Hi Stephanie and Paul,

Because you will both be away on 7/7, the variance application for 20 Franklin Drive can be heard on 9/1/22 as long as Stephanie grants a 65-day extension.

Margaret Washburn  
ZEO/WEO/Blight 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](mailto:m.washburn@brooklynct.org)

## Timeline for Extension to Hold a Public Hearing

Revised 8/18/22

The Variance Application was submitted on 5/23/2022.

Date of Receipt: 7/7/22.

Deadline to open the Public Hearing: 7/7/22 plus 65 days = 9/10/22

Deadline to close the Public Hearing without an extension: 9/10/22 plus 35 days = 10/6/22.

A 65-day extension was granted on August 2, 2022.



## Margaret Washburn

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**From:** Margaret Washburn  
**Sent:** Tuesday, August 02, 2022 1:04 PM  
**To:** PAUL ARCHER; sgrocki@hotmail.com  
**Cc:** Lisa Lindia; Jean Bolin  
**Subject:** pool and deck  
**Attachments:** as-built plan version 2 3-23-22.pdf; 20210817153708139.pdf

Hi Paul and Stephanie,

Please see the attached plan and the B100.

The B100 only addresses the pool, described as 12' x 20'.

The structure shown on the plan, labeled as "existing pool" is considerably larger than that. I measure it to be approximately 17' x 32'. I realize that it is the pool/deck combination.

In order to avoid confusion at the ZBA public hearing, would you please consider applying for a revised B100 using the attached as-built plan?

I am trying to make sure all goes well at the hearing.

Thank you,

Margaret Washburn  
ZEO/WEO/Blight 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](mailto:m.washburn@brooklynct.org)

## Lisa Lindia

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**From:** Stephanie Hynes <sgrocki@hotmail.com>  
**Sent:** Monday, August 15, 2022 11:07 AM  
**To:** Lisa Lindia; Margaret Washburn; PAUL ARCHER  
**Subject:** Re: September 1 ZBA meeting

Hi Lisa,  
I talked to Paul and he suggested we hold off on revising the B100.  
Thanks!

---

**From:** Lisa Lindia <L.Lindia@Brooklynct.org>  
**Sent:** Monday, August 15, 2022 9:23 AM  
**To:** sgrocki@hotmail.com <sgrocki@hotmail.com>; Margaret Washburn <M.Washburn@Brooklynct.org>; PAUL ARCHER <paul@archersurveying.com>  
**Subject:** RE: September 1 ZBA meeting

Hi Stephanie,

We received the application this morning from the drop box. We are in need of the updated B100 reflecting the pool and deck, the original only has the pool on it.

Thank you,  
Lisa M. Lindia 😊  
Building/Land Use Office  
Administrative Assistant  
860-779-3411 Ext 12

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**From:** Stephanie Hynes <sgrocki@hotmail.com>  
**Sent:** Sunday, August 14, 2022 2:05 PM  
**To:** Margaret Washburn <M.Washburn@Brooklynct.org>; PAUL ARCHER <paul@archersurveying.com>  
**Cc:** Lisa Lindia <L.Lindia@Brooklynct.org>  
**Subject:** Re: September 1 ZBA meeting

Attached is the application with the hardship on there. I will also drop off the hard copy. I stopped to see Paul on Friday, and he has mailed out the notices to the abutters.  
Thanks,  
Stephanie

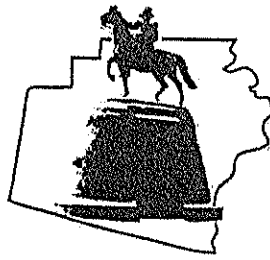
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**To:** PAUL ARCHER <paul@archersurveying.com>; sgrocki@hotmail.com <sgrocki@hotmail.com>  
**Cc:** Lisa Lindia <L.Lindia@Brooklynct.org>  
**Subject:** September 1 ZBA meeting

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[m.washburn@brooklynct.org](mailto:m.washburn@brooklynct.org)



# 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

20 Franklin Drive

1/3/22

Address

Date

I met Stephanie Hynes, inspected and took photos. We pulled a tape from the side of the pool deck closest to the garage to the existing garage. The deck is 13 ft from the garage.

The pool deck reaches to almost exactly the middle of the wall of the side of the garage closest to the pool/deck. From the point we measured from, it is 12 ft 6" to the N. end of the garage and it is 12 ft 4" to the south end of the garage.

We were unable to measure to the north property line because of the fence the Hynes put up for the dogs. I am unable to determine how close the pool is to any of the property lines. The (pool) are clearly within the rear yard zoning setback. (deck)

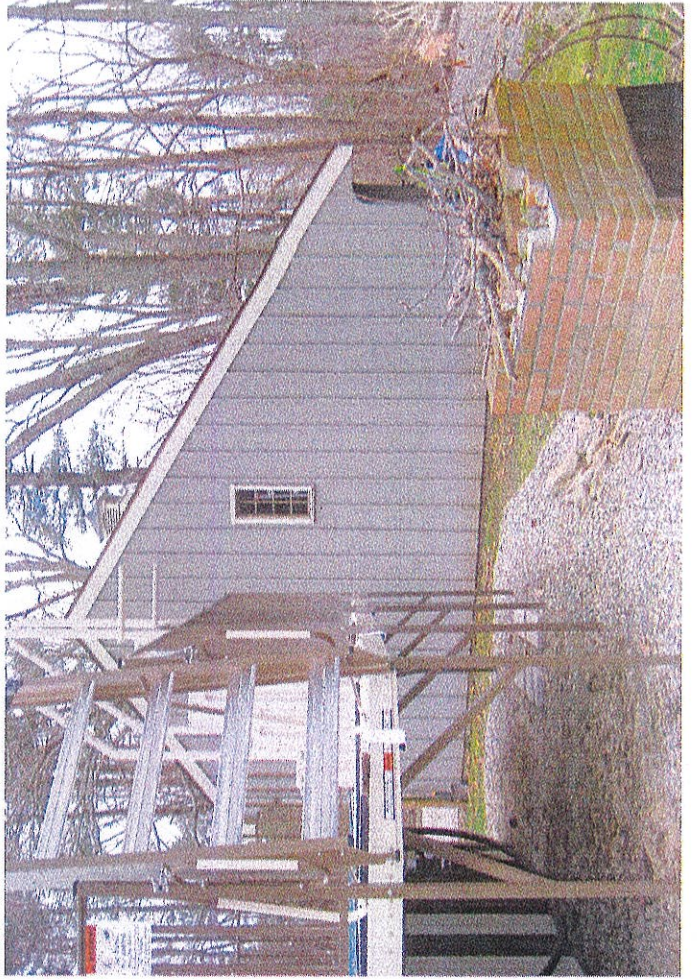
Commission Representative M. Washburn

Owner or Authorized Signature \_\_\_\_\_

Stephanie gave me a copy of a boundary line adjustment plan from Messier dated 11/03. The Town Clerk said it was never recorded.



We measured from this point to the existing garage.



We pulled a tape from this point of the deck to the existing garage.

**TOWN OF BROOKLYN  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE**

The Brooklyn Zoning Board of Appeals will hold two Public Hearings and at their regularly scheduled meeting on Thursday, September 1, 2022 at 6:30 p.m., at the Clifford B. Green Meeting Center, 69 South Main Street Brooklyn, CT, in-person and virtually via Zoom, on the following applications:

**ZBA 22-003 Stephanie Hynes, 20 Franklin Drive, Map 33, Lot 16, 0.49 Acres, R-30 Zone, for a variance of the Zoning Regulations**, Section 3.B.5.2.3 to reduce the minimum rear yard setback from 50 ft to 36.2 ft to construct a pool/deck combination.

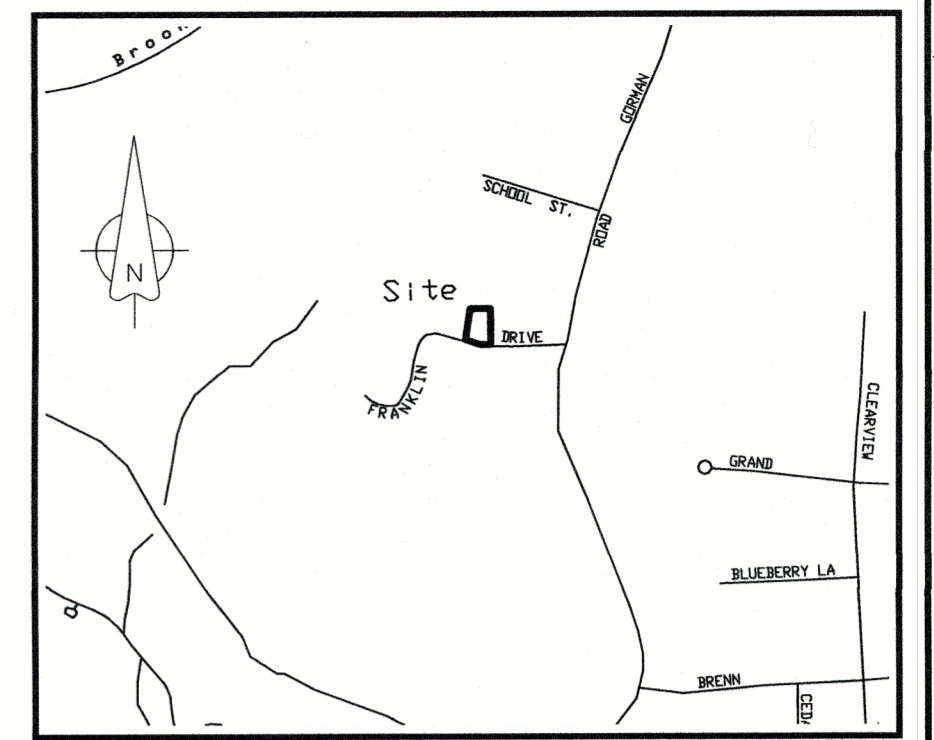
**ZBA 22-004 Loni Decelles, 143 South Street, Map 40, Lot 88-11, 3.22 Acres, RA Zone, for variances of the Zoning Regulations**, Sections 3.C.5.2.1 and 8.A.4.5, to reduce the minimum front yard setback from 50 ft to 12 ft to construct an accessory structure.

Interested persons may appear and be heard. Written communications will be accepted. A copy of the application is available on the Town of Brooklyn Website, Town Clerk's office and at the Land Use office. Zoom meeting information will be included on the September 1, 2022 Zoning Board of Appeals Agenda.

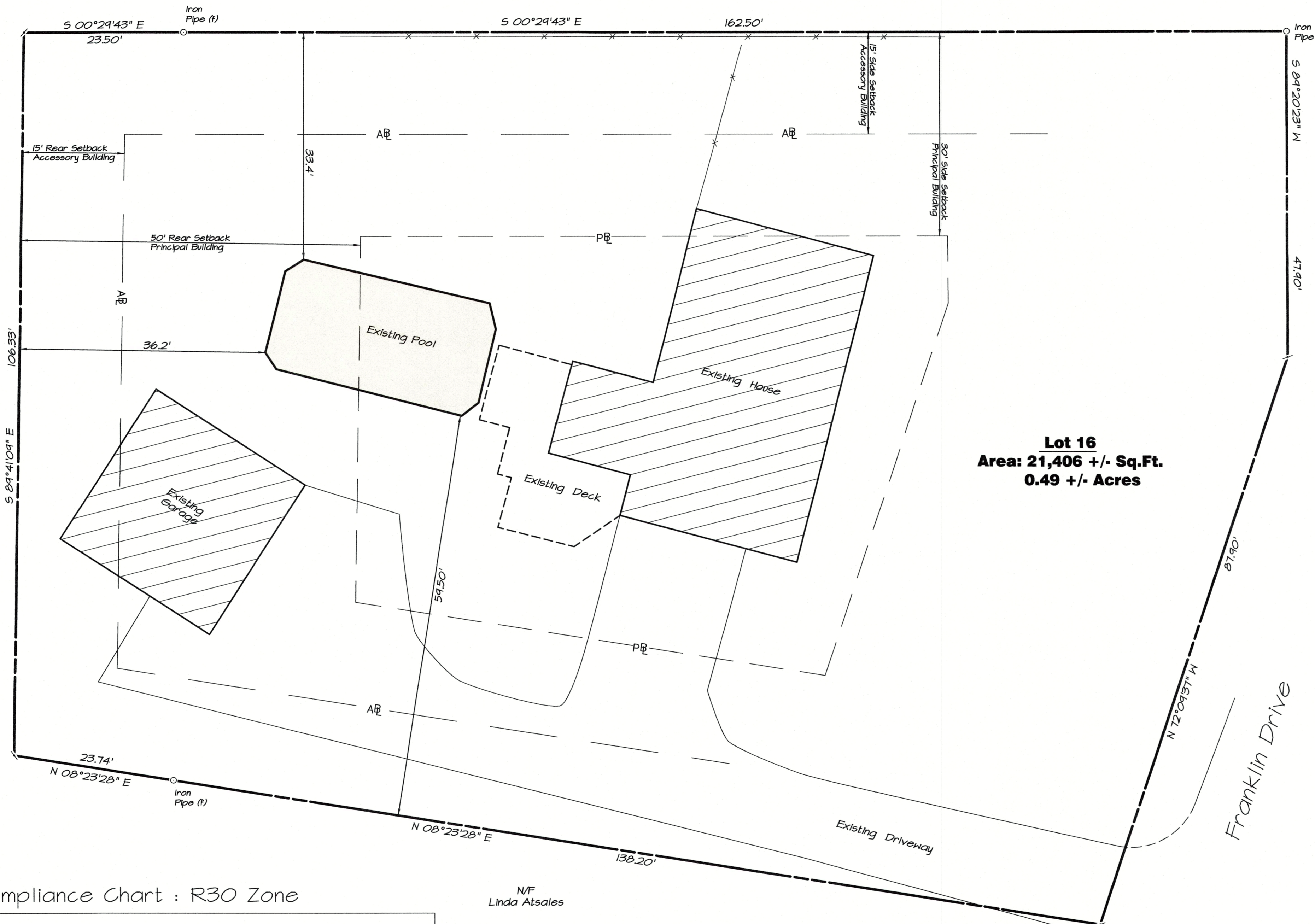
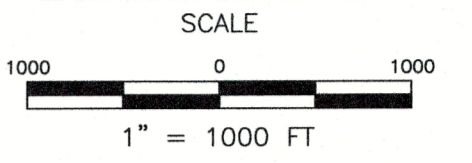
Bruce Parsons, Chairman  
Zoning Board of Appeals



NF  
Richard Bein



Location Map



**Lot 16**  
**Area: 21,406 +/- Sq.Ft.**  
**0.49 +/- Acres**

**LEGEND**

- PROPERTY LINE
- EXISTING FENCE
- BUILDING SETBACK "ACCESSORY BUILDING"
- BUILDING SETBACK "PRINCIPAL BUILDING"
- IRON PIN
- DRILL HOLE
- MONUMENT
- PROPERTY POINT
- UTILITY POLE

**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.
  - Survey Type: Zoning Location Survey.
  - Boundary Determination Category: Dependent Resurvey.
  - Boundary Determination Category: Dependent Resurvey.
2. Zone = R30
3. Owner of record: Stephanie & Brennan Hynes  
20 Franklin Drive, Brooklyn, CT 06234
4. Parcel shown is Lot #16 on Assessors Map #33.

Zoning Compliance Chart : R30 Zone

	Required	New Pool
Parcel Area;	30,00 SqFt	21,406 SqFt.
Front Setback	50'	112.1'
Side Setback	*30' Principal 15' Accessory	East West 33.4' 54.5'
Rear Setback	*50' Principal 15' Accessory	36.2'

\* Accessory Building: Half the height of the accessory building or 15', whichever is greater

\*\* Section: 8.A.4. Exceptions to Setback Requirements  
5. Sheds, garages, and similar accessory buildings may be located up to ten (10) feet from a property line provided they are located in a rear yard. Otherwise, an accessory building shall comply with standard setbacks.

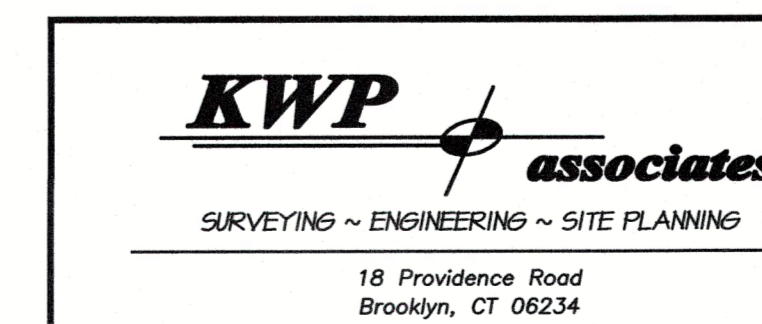
NF  
Linda Atsales



**Zoning Location Survey**

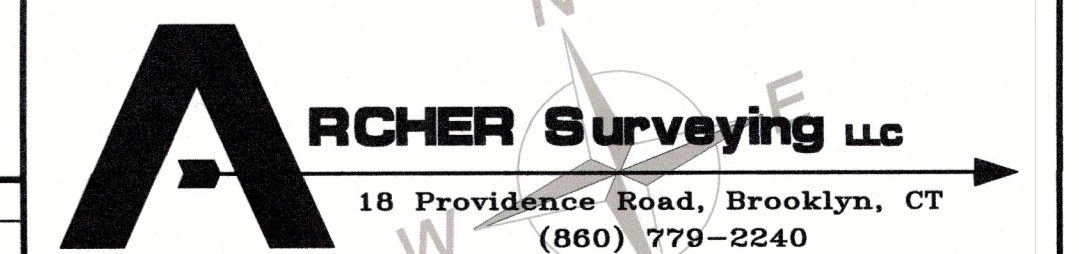
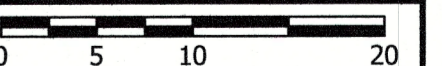
"Pool As Built"

Prepared For:  
 Stephanie & Brennan Hynes  
 20 Franklin Drive  
 Brooklyn, Connecticut



REVISIONS	
DATE	DESCRIPTION
3/23/22	ZEO Comment

DRAWING SCALE: 1"=10'



Sheet No. 1 OF 1 Project No. AS 2037 Date: March 21, 2023

To My Knowledge and Belief this Map is substantially Correct as noted hereon  
 5-9-22  
 Paul M. Archer LLS #10016 Date



BROOKLYN ZONING BOARD OF APPEALS  
APPLICATION

FEE: \$250.00/STATE FEE: \$60/PUBLICATION FEE: \$~~600~~<sup>150<sup>th</sup></sup> CHECK# CC 119483017

APPLICATION # ZBA 22-004 DATE SUBMITTED 8/16/22

APPLICANT: LONI DECELLES

MAILING ADDRESS: 143 SOUTH STREET, BROOKLYN, CT 06234

PROPERTY OWNER: (if different) Same

MAILING ADDRESS: \_\_\_\_\_

PROPERTY LOCATION: 143 SOUTH STREET

MAP: 40 LOT: 88-11 ACRES: 3.22

ZONE:  RA  R-30  VCD  R-10  NC  PC  RB  I-1 (circle one)

Is Property within 500' of a municipal boundary? No

Application is submitted for approval of the following (check all that apply):

Variance of the Zoning Regulations, Sections 8.A.4.5 and 3.C.5.2.1.  
The variance being requested is 12' in lieu of 50' required.

Appeal of an order, requirement or decision of the ZEO under Sec. 17.2 of the Brooklyn Zoning Regulations.

Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).

Complete Description of Project (attach additional sheets if necessary):

CONSTRUCTION OF A HORSE BARN AND TURN OUT AREA

Specify Hardship, if applying for a variance: Lot currently has horses on site.

The location of the wetlands and site slope requires positioning a barn closer to the road than zoning regulations allow.





**The following information must accompany each application:**

1. A plot plan, prepared by a licensed land surveyor, to A-2 survey standard **or** at the Board's discretion, a plot plan, prepared from available information, sufficiently accurate to allow the members to reach an informed decision.
2. Enclose a copy of letter of denial from the Zoning Officer.
3. See Article 17, Section 3 of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
4. Please make check payable to the Town of Brooklyn.
5. Applications may be mailed to the Brooklyn Land Use Office, P.O. Box 356, Brooklyn, CT 06234 or delivered in person during regular business hours to the Land Use Office, Suite 22, 69 South Main Street, Brooklyn, CT.
6. Notification: Any application involving a public hearing will require, at the Petitioner's own expense, that the Petitioner send notice of the application at least 15 days prior to the date of the public hearing via certificate of mailing to all owners of record of any abutting properties as well as to owner's of record of those properties that lie opposite the parcel across any street or thoroughfare. Copies of the list of abutters and certificates of mailings are to be provided the day of the public hearing. Abutting owners shall be the owners identified in the tax assessor's records.
7. If the proposed activity is located within a Drinking Water Supply Aquifer Area then the attached Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.
8. It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and/or Fire Marshal to determine if other permits are required.

**NOTE: Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

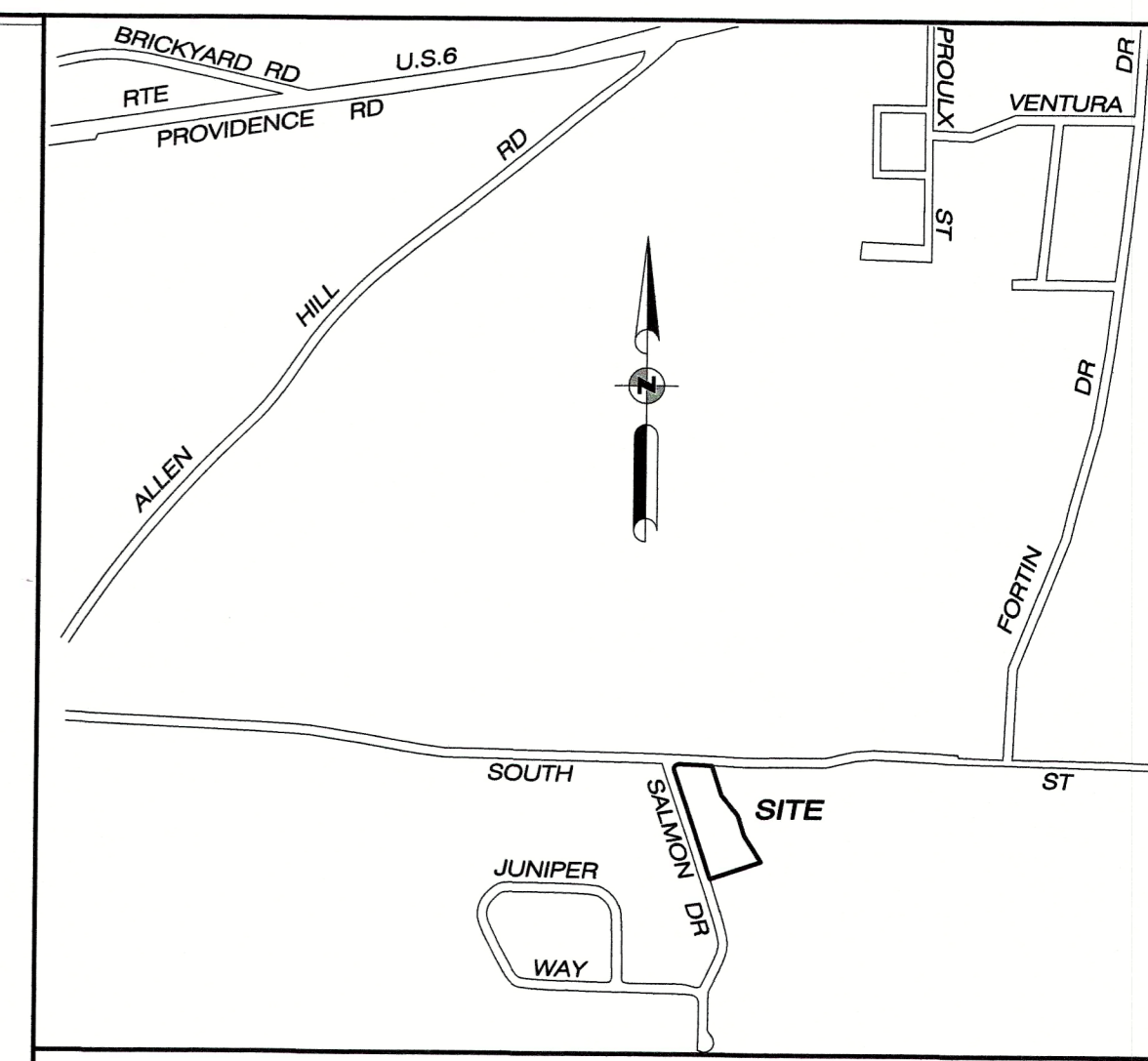
**The undersigned applicant(s) and owner(s) hereby depose and state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge and belief.**

  
Applicant 08/16/22 Date

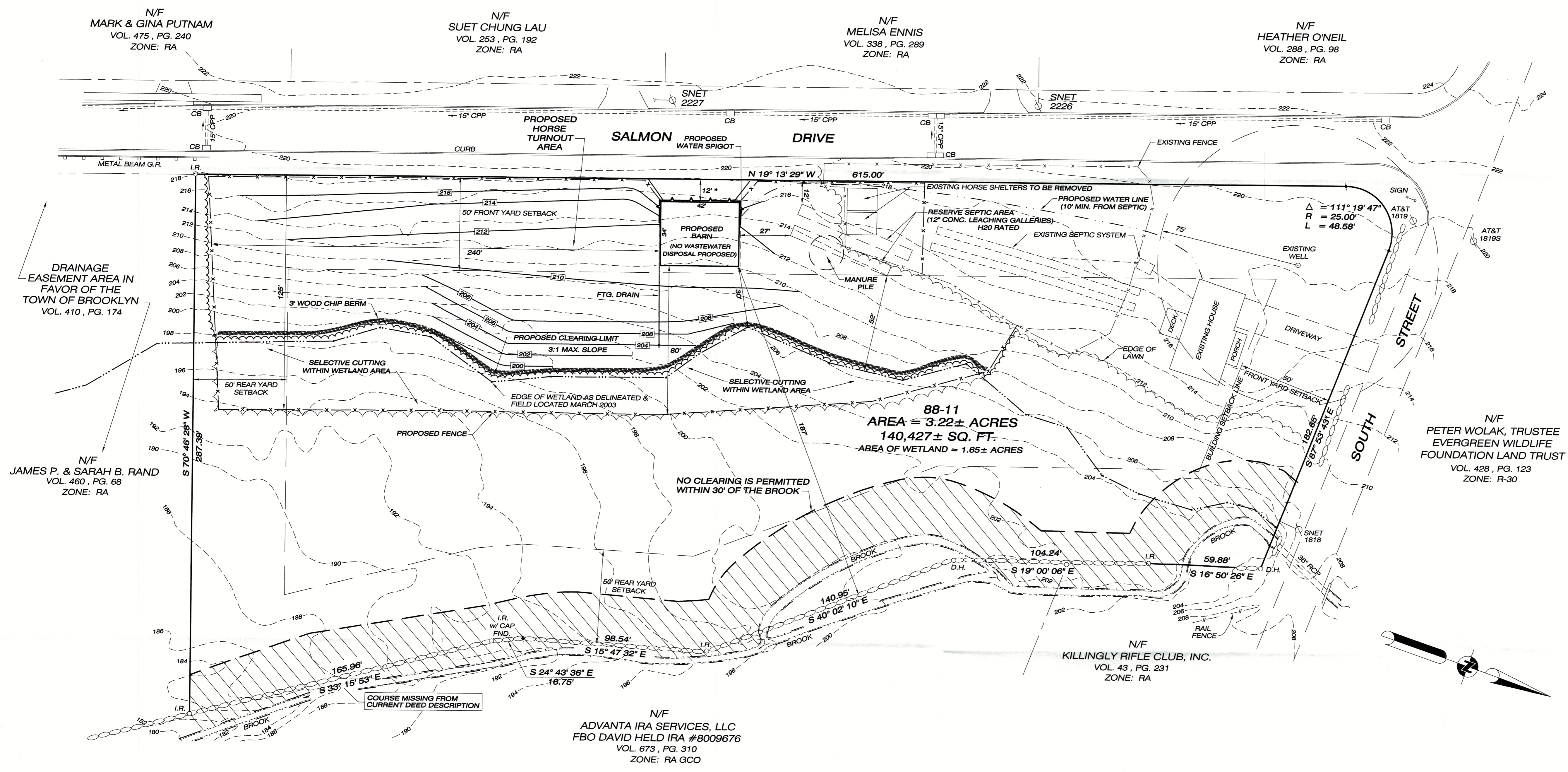
  
Property Owner 08/16/22 Date

ZONE: RA	REQUIRED	EXISTING	PROPOSED
AREA	2 ACRES	3.22± ACRES	3.22± ACRES
FRONTAGE	150'	881'±	881'±
FRONT SETBACK	50'	50.3'	N/A
SIDE SETBACK	40'	N/A	N/A
REAR SETBACK	50'	>500'	160'
ACCESSORY BUILDING SETBACK	25' (SIDE/REAR)	N/A	187'±
	50' (FRONT)	N/A	12'*

\* INDICATES VARIANCE REQUESTED



LOCATION MAP 1" = 1000'



- 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 ZONING LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A2" TOPOGRAPHIC FEATURES DEPICTED 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 A PROPOSED BARN.
  2. REFERENCE MAPS:
    - A. SUBDIVISION MAP PREPARED FOR DONNA L. SALMON - SOUTH STREET, BROOKLYN, CT. - SCALE: 1"=20' - DATE: MARCH 2003 - SHEET 2 OF 2 - BY: PC SURVEY ASSOCIATES, LLC - REVISED 4/29/03
    - B. IMPROVEMENT LOCATION SURVEY - AS-BUILT SURVEY OF SALMON DRIVE PREPARED FOR BELMONT HOMES, LLC - SOUTH STREET & SALMON DRIVE, BROOKLYN, CONNECTICUT - SCALE: 1"=40' - DATE: SEPT. 2007 - SHEET 1 OF 1 - PC SURVEY ASSOCIATES, LLC
  3. SUBJECT PROPERTY IS SHOWN AS MAP 40, LOT 88-11 OF THE BROOKLYN ASSESSOR'S RECORDS.
  4. REFERENCE DEED: VOL. 687, PG. 105 OF THE BROOKLYN LAND RECORDS.

LEGEND

	STONE WALL
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EROSION CONTROL BARRIER

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

*Paul A. Terwilliger*  
 PAUL A. TERWILLIGER, L.S. NO. 70165  
 DATE: 8/16/2022

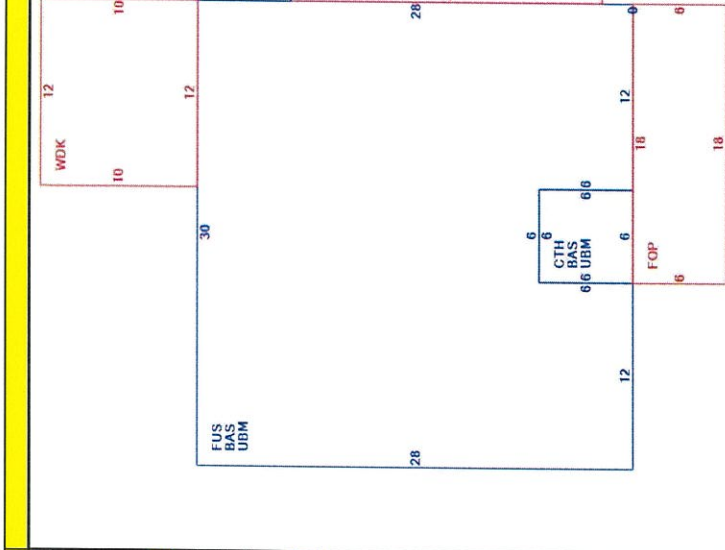
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

ZONING LOCATION SURVEY		SURVEYING • MAPPING • PLOT PLANS	
PLAN SHOWING PROPOSED BARN PREPARED FOR LONI A. DECELLES		 LAND RECORD RESEARCH email: ppsurvey@snet.net	
143 SOUTH STREET		63 SNAKE MEADOW RD	
BROOKLYN, CONNECTICUT		KILLINGLY, CT 06239	
DATE: AUGUST 2022		SHEET NO: 1 OF 1	
SCALE: 1" = 30'		REVISED:	
		JOB NO: 220XX F.B. NO: 229 DRAWN BY: P.A.T. MAP NO:	





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
03	Colonial		
01	Residential		
04	C+		
2	Stories:		
1	Occupancy		
25	Exterior Wall 1		
	Exterior Wall 2		
03	Roof Structure:		
03	Roof Cover		
05	Interior Wall 1		
	Interior Wall 2		
11	Interior Fir 1		
14	Interior Fir 2		
02	Heat Fuel		
05	Hot Water		
01	None		
03	Total Bedrooms		
2	Total Bthrms:		
1	Total Half Baths		
2	Total Xtra Fixtrs		
7	Total Rooms:		
02	Bath Style:		
02	Kitchen Style:		



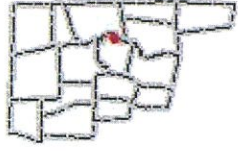
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	GAS FIREPLA	B	1	1400.00	2005			85		0.00	1,200

BUILDING SUB-AREA SUMMARY SECTION				
Code	Description	Living Area	Floor Area	Eff Area
BAS	First Floor	930	930	103.37
CTH	Cathedral Ceiling	0	36	0.00
FGR	Garage	0	430	41.35
FOP	Porch, Open	0	108	21.06
FUS	Upper Story, Finished	804	804	103.37
UBM	Basement, Unfinished	0	930	25.90
WDK	Deck, Wood	0	120	10.34
	Ttl Gross Liv / Lease Area	1,734	3,358	2,173
	Undeprc Value			96,133
				17,779
				2,274
				83,108
				24,085
				1,240



# Necog GIS Site

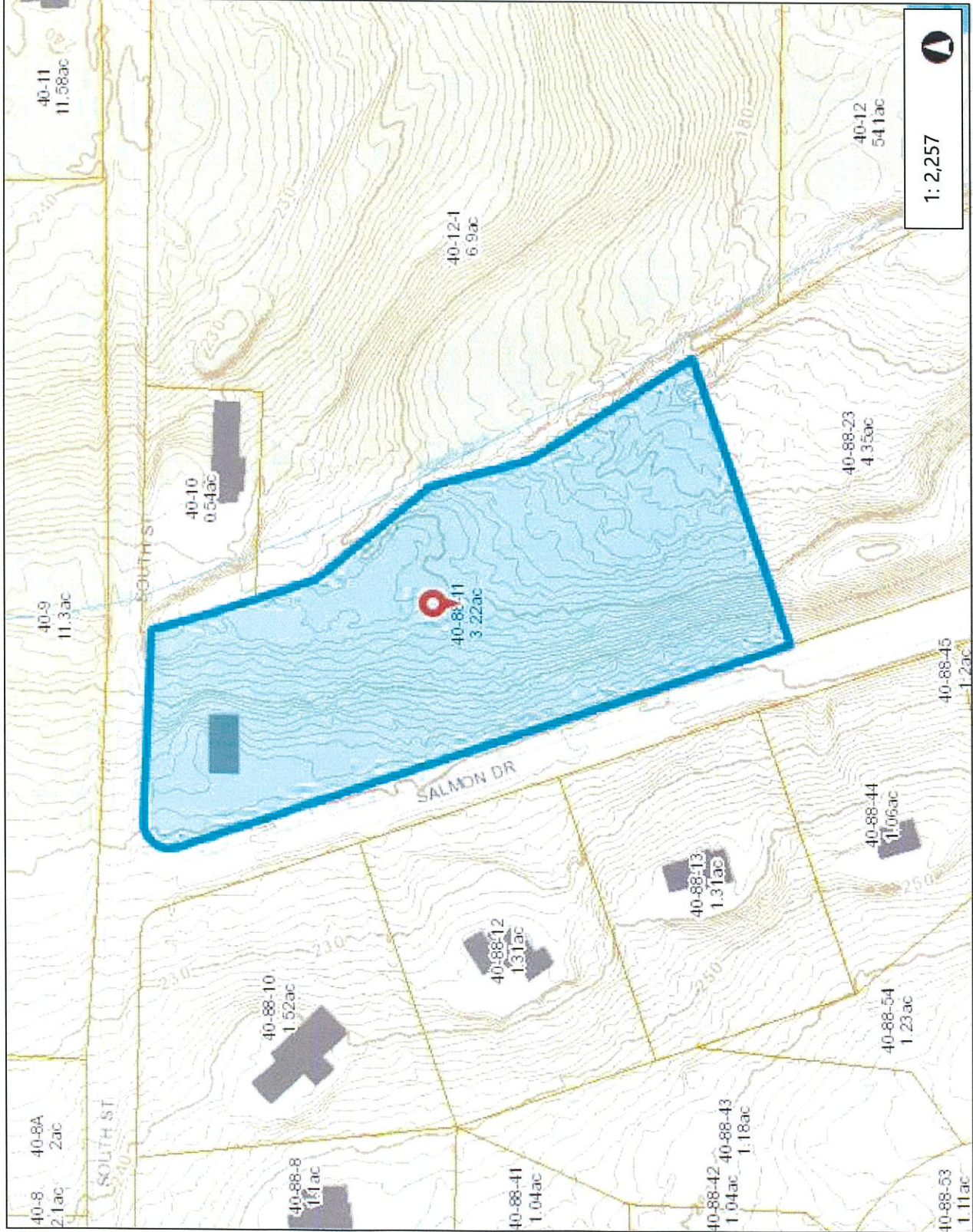


## Legend

- Town
- Buildings 2012
- Parcels
- Rivers and Streams
- Lakes and Ponds

## Notes

Loni Decelles



1: 2,257

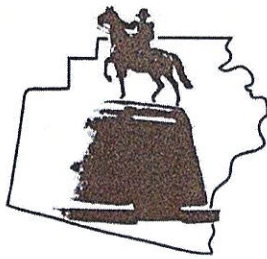


0.1 Miles



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

143 South St.

8/22/22

Address

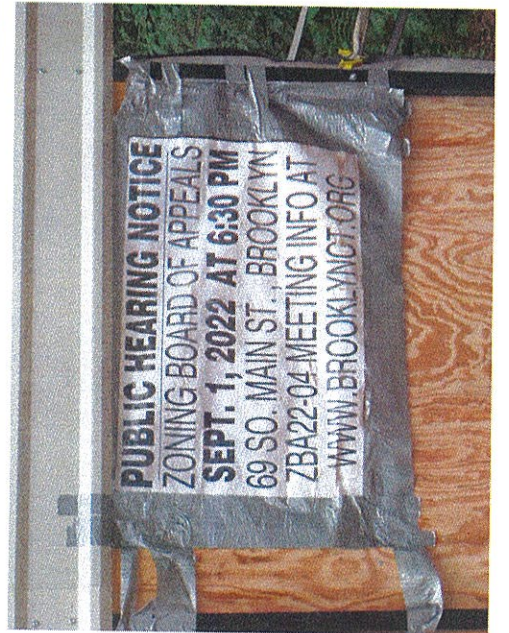
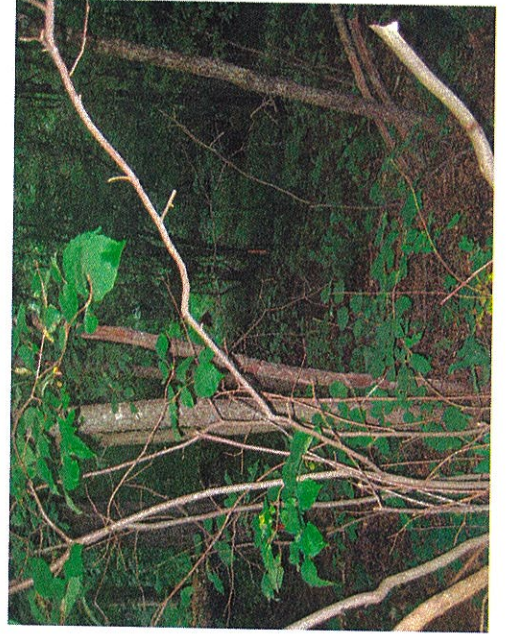
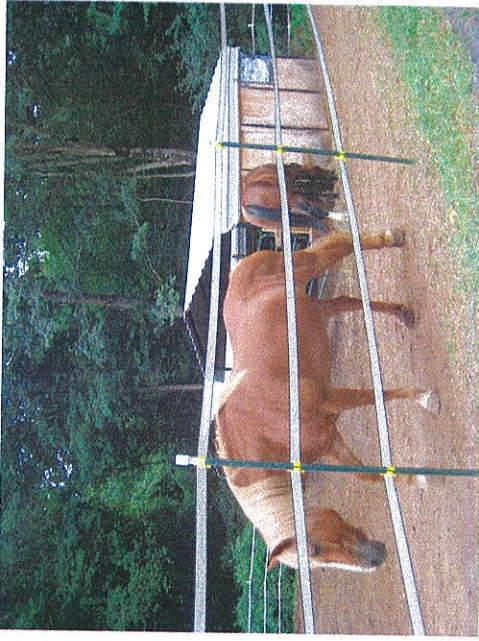
Date

I met Loni Decelles, inspected and  
took photos, for a ZBA application  
for a horse barn.

Commission Representative \_\_\_\_\_

Margaret Washburn

Owner or Authorized Signature \_\_\_\_\_







**TOWN OF BROOKLYN  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE**

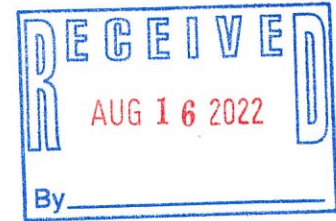
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**ZBA 22-003 Stephanie Hynes, 20 Franklin Drive, Map 33, Lot 16, 0.49 Acres, R-30 Zone, for a variance of the Zoning Regulations, Section 3.B.5.2.3 to reduce the minimum rear yard setback from 50 ft to 36.2 ft to construct a pool/deck combination.**

**ZBA 22-004 Loni Decelles, 143 South Street, Map 40, Lot 88-11, 3.22 Acres, RA Zone, for variances of the Zoning Regulations, Sections 3.C.5.2.1 and 8.A.4.5, to reduce the minimum front yard setback from 50 ft to 12 ft to construct an accessory structure.**

Interested persons may appear and be heard. Written communications will be accepted. A copy of the application is available on the Town of Brooklyn Website, Town Clerk's office and at the Land Use office. Zoom meeting information will be included on the September 1, 2022 Zoning Board of Appeals Agenda.

Bruce Parsons, Chairman  
Zoning Board of Appeals



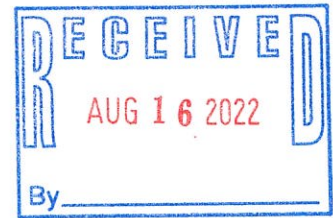
**TOWN OF BROOKLYN  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING**

The Brooklyn Zoning Board of Appeals will hold a public hearing on Thursday September 1, 2022, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

**ZBA22-004:** Variance to Section 8.4.4.5 - front yard setback to be reduced from 50' to 12' for an accessory structure in the RA Zone for property located at 143 South Street, Brooklyn, CT 06234

A copy of this application will be available for review on the Town of Brooklyn website, Town Clerk office and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Zoning Officer at [m.washburn@brooklynct.org](mailto:m.washburn@brooklynct.org) or at 69 South Main Street Brooklyn, CT 06234.

ABUTTERS LIST



Melisa Ennis  
11 Salmon Drive  
Brooklyn, CT 06234

James & Sarah Rand  
42 Salmon Drive  
BROOKLYN CT 06234

Heather O'Neil  
129 South Street  
BROOKLYN CT 06234

Killingly Rifle Club, Inc.  
23 River walk Drive  
Brooklyn, CT 06234

KA&G Development, LLC  
15 Woodland Lane  
Baltic, CT 06330

Mark & Gina Putnam  
25 Salmon Drive  
Brooklyn, CT 06234

Avanta IRA Services, LLC  
15 Woodland Lane  
Baltic, CT 06330

Peter Wolak, Trustee  
134 South Street  
Brooklyn, CT 06234

Suet Chung Lau  
8 Cherry Lane  
Barrington, RI 02806



# NORTHEAST DISTRICT DEPARTMENT OF HEALTH

69 SOUTH MAIN STREET · UNIT 4 · BROOKLYN, CT 06234  
PHONE (860) 774-7350 · FAX (860) 774-1308 · WEB SITE WWW.NDDH.ORG

August 24, 2022

Loni Decelles  
143 South Street  
Brooklyn, CT 06234

## **B100/APPLICATION**

**SUBJECT: FILE #3002702 -- SOUTH STREET #143, MAP #40, LOT #88-11, BROOKLYN, CT**

Dear Loni Decelles:

On August 16, 2022, this department received an application proposing the construction of a 12' x 34' barn with footing drain and open second floor for hay, to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. There shall be no living quarters constructed in the barn.
2. Maintain a minimum of 10 feet from the existing septic system with the proposed barn.
3. Owner to verify exact location of septic.
4. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.
5. No interior plumbing in barn, only outside spigot.
6. Horses not to be pastured over septic system area.

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

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

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

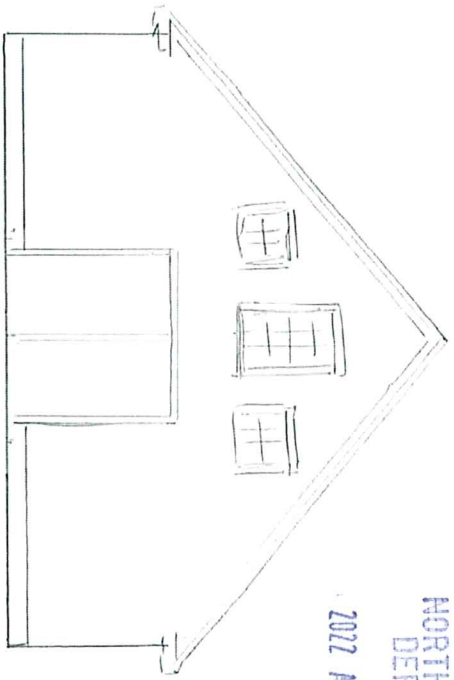
Sincerely,

*Donovan Moe*

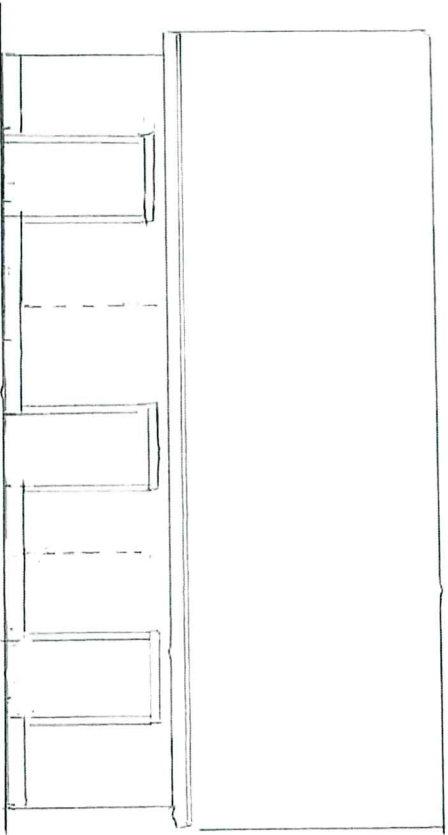
Donovan Moe, EHS  
Environmental Health Specialist ~ NDDH

cc: Brooklyn Building Official

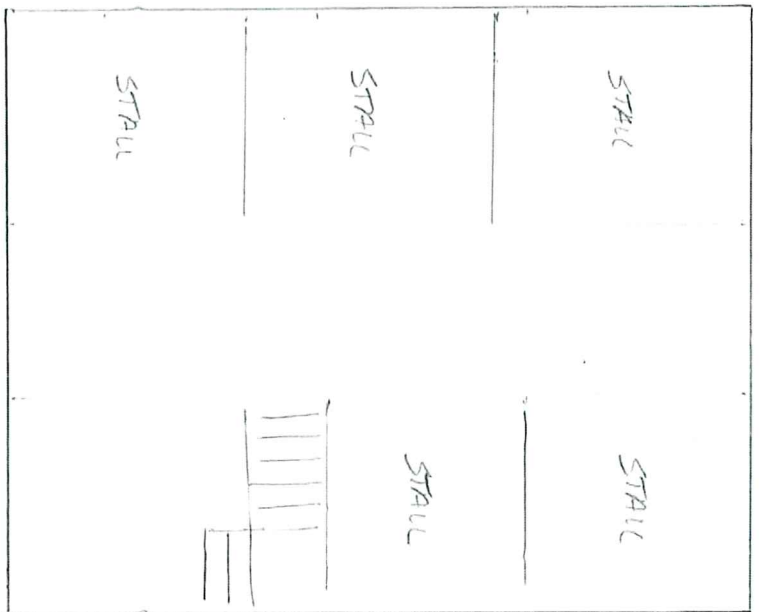
3/32" = 1'



NORTHEAST DISTRICT  
DEPT OF HEALTH  
2012 AUG 23 P 2:29



2nd Story will be open off for hay.



34'

42'

*Loni Decker*  
143 South St.  
Brooklyn CT  
06234



Sigfridson Wood Products  
125 Fitzgerald Rd.  
Brooklyn Ct. 06234