

Project: Shane Pollock & Erin Mancuso
Project Description Proposed multi-family residential development
Date 3/17/2023

OPINION OF PROBABLE COSTS

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
Work within Louise Berry Drive				
Concrete Sidewalk	265	SF	\$12.00	\$3,180.00
Street Trees	5	each	\$200.00	\$1,000.00
Bituminous Curb	25	L.F.	\$6.00	\$150.00
Painted Crosswalk	1	each	\$300.00	\$300.00
E&S Costs				
Silt Fence	2,200	LF	\$5.00	\$11,000.00
Antil Tracking Construction Entrance	4	each	\$1,500.00	\$6,000.00
Silt Sock	1,025	LF	\$5.00	\$5,125.00
Erosion Control Fabric	11,000	S.Y.	\$3.00	\$33,000.00
Spread Loam & overseed	32,000	S.Y.	\$3.00	\$96,000.00
Temporary Sediment Trap	5	each	\$2,500.00	\$12,500.00
			Sub Total	\$168,255.00
			10% Contingency	\$16,825.50
			Total	\$185,080.50

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS
ENGINEERING PLAN, DRAINAGE REPORT AND WETLANDS REPORT REVIEW
PERTAINING TO
PROPOSED WILLOW HILL EVENTS WEDDING/EVENT VENUE
(ASSESSOR'S MAP 19, BLOCK 18 - LOTS 18A & 18B)
WOLF DEN ROAD
BROOKLYN, CT
(March 17, 2023)

The comments contained herein pertain to my further review of a revised set of plans entitled "Special Permit Application for Wedding/Event Venue for Willow Hill LLC, 459 Wolf Den Road, Brooklyn, Connecticut, Dated: November 30, 2022, Revised: March 8, 2023," prepared by J&D Civil Engineers, LLC and from observations made during a site visit by myself on March 14, 2023.

1. The existing driveway to be altered and the proposed driveway are "commercial" driveways, not residential driveways. The "Residential Driveway Section Detail" appearing on Sheet 6 of 6 is not applicable and, furthermore, can be found in the Brooklyn Public Improvement Specifications only for showing construction of a driveway apron. The detail needs to be removed and one showing a driveway cross-section with materials and dimensions that will handle heavy vehicles (buses, fire trucks, delivery trucks, etc.) be added to the sheet in its place and labeled as a "commercial driveway." A commercial apron detail is also required.
2. Existing drainage pipes/appurtenances must be shown at the catch basins within the Wolf Den Drive right-of-way.
3. The existing swale on the west side of Wolf Den Drive between the existing driveway and SNET Pole #447 needs to be defined more accurately with contour lines and a note. The existing contour lines drawn on the plan do not truly represent the presence of a swale.
4. The proposed driveway is shown with a depression at the edge of Wolf Den Drive and acts like a continuation of the upstream swale. This is unacceptable, as over time water will undermine the driveway and may cause a failure or an impact to the public street pavement, and, furthermore, causes a vehicle to possibly take an unexpected dip to enter Wolf Den Road and possibly cause an accident and/or passenger injury. The driveway must be constructed with a consistent slope and incorporate a 15" pipe underneath it with flared end sections on each end and riprap for swale protection. This will allow for free flowing water conveyed from upstream in the swale. The existing swale will require some modification for this. The modification of the "existing" driveway does not impact any swale as observed in the field.
5. The "Drainage Pipe Installation Detail" on Sheet 6 of 6 indicates that solid pipe shall have a 6' (feet) cover of crushed stone. This symbol needs to be changed to 6" (inches). Also, the crushed stone needs to be noted as "washed" crushed stone so that fine mineral particles are minimized within the stone matrix.

6. On Sheet 5 of 6, the driveway that goes under the lower deck attached to the existing barn needs to be shown as being under the deck (dashed lines). As drawn, the indication is that there is no driveway present.
7. The driveway was observed to have unstable, rounded pea stone. Although attractive, it is impractical when impacted by heavy traffic and will need regular grooming to maintain its aesthetic appeal. A more robust and durable material should be considered for this application.
8. The clearance under the lower deck attached to the existing barn has been measured to be less than 9.5' between the surface of the existing driveway and the most bottom surface of the deck fence post located in the middle of the deck (south side) over the driveway. The limited clearance will prevent most, if not all, vehicles larger than a pickup truck to safely pass underneath the deck—this may prevent passage of a bathroom trailer and large truck delivering a tent, both of which are mentioned on Sheet 6 of 6. If the deck height or driveway elevation is not modified to allow for the passage of larger vehicles, a sign needs to be posted on the deck and/or southwest corner of the barn stating that no vehicles taller than 8', with or without roof mounted accessories, are allowed to pass underneath the deck for risk of damage and/or personal injury. This needs to be stated on the plan, too. Also noted during my field inspection, is a passage door on the west side of the barn right at the southwest corner of the barn which is not visible to a vehicle approaching from the south. This clearly is a safety issue and should be addressed (signs?). Additionally, a bollard or bollards is/are needed to protect the southwest corner of the barn from vehicle impact.
9. It is my opinion that an approval of the plans should have a condition that the engineer designing the proposed retaining walls submit design calculations with construction drawings/details to the Planning and Zoning Commission for review and approval and that no construction whatsoever shall begin on any portion of the project until the design of the wall is reviewed and approved by the Commission.

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

Jana Roberson

From: Daniel Blanchette <daniel@jdcivilengineers.com>
Sent: Tuesday, March 21, 2023 2:34 PM
To: Jana Roberson; Syl Pauley
Cc: Gregory Fisher
Subject: Revised Plans for 459 Wolf Den Road
Attachments: 22172 Wineland - Site Plans 2023-03-21.pdf

Good Afternoon Jana and Syl,

I am attaching a PDF of the latest revised plans for the Special Permit application for Nicole and Greg over at 459 Wolf Den Road. I will bring some signed hard copies to the meeting tonight. Thanks for all your hard work, I know its been a bit of a time crunch to get these revised before the meeting.

The following is an itemized response to Syl's second review letter:

1. The previous detail for "residential driveway" has been removed from Sheet 6. A cross section for the paved driveway has been added to Sheet 6. Additionally, several dimensions were added to the driveway on Sheet 4. Together, they should contain all the necessary information for construction, such as the example you provided from the Town of Franklin.
2. Sheet 4 has been revised to include these existing drainage pipes
3. The contours has been edited to show the swale.
4. The driveway has been revised to include a 15" RCP culvert, with flared ends and riprap. I specified modified rip rap, I feel standard and intermediate would be too large.
5. The detail for drainage pipe installation has been revised.
6. The existing driveway under the deck is shown more clearly.
7. The applicants preference is for pea stone, and they are aware it will require more maintenance than typical processed gravel.
8. A note has been added to remove 12" of material from the existing driveway, to provide 10.5 feet of clearance under the deck. A note has also been added regarding the bollard at the building corner.
9. In our opinion, the retaining wall design should not need approval by the P&Z Commission. The building inspector and town engineer will already be reviewing and approving the wall design, and they are the subject matter experts. The P&Z Commissioners may not be qualified to review structural calculations for a retaining wall.

Also, based on our discussions at previous commission meeting and the site walk, several other minor changes have been made. Some additional information regarding the 12' retaining wall near the barn has been provided. A second location for the bathroom trailer is shown. I tweaked the structured turf access drive to more clearly avoid the stone wall. Also, the "neighborhood agreement" has been added to Sheet 6. Items 2-4 were already present on the notes, and not retyped, so it only has 12 items instead of 15. I made a few small changes to the wording of this, without changing the overall content, for example "to the extent feasible" has been replaced by "to the greatest extent feasible."

For the record, the sight distance for the proposed driveway is 355+ feet looking north and 800+ feet looking south.

Thanks,

Daniel Blanchette, PE

J&D Civil Engineers, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
860-923-2920

SPECIAL PERMIT APPLICATION

FOR WEDDING/EVENT VENUE FOR

WILLOW HILL LLC

459 WOLF DEN ROAD

BROOKLYN, CONNECTICUT

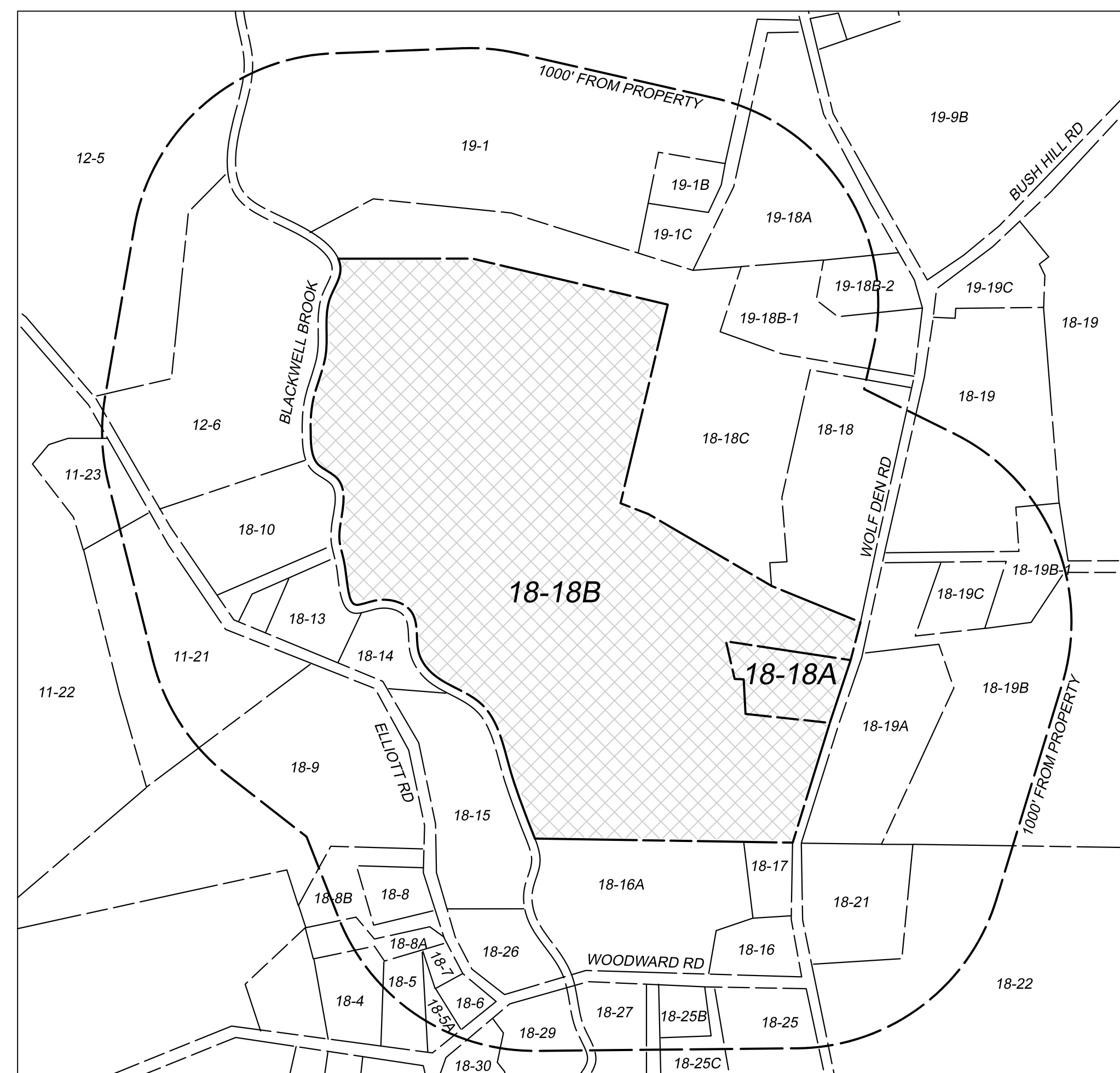
DATED: NOVEMBER 30, 2022
REVISED: MARCH 21, 2023

PREPARED FOR:

WILLOW HILL LLC, CARE OF
 NICOLE WINELAND-THOMSON FISHER
 AND GREGORY FISHER
 53 BARNARD AVENUE
 WATERTOWN, MA 02472

INDEX OF DRAWINGS

- 1 COVER
- 2 BOUNDARY SURVEY
- 3 EXISTING CONDITIONS PLAN
- 4 PARKING LOT PLAN
- 5 EVENT AREA PLAN
- 6 NOTES AND DETAILS



LOCATION MAP
 1" = 500'

ZONE: RESIDENTIAL AGRICULTURAL (RA)
 USE: SPECIAL EVENTS

ITEM	REQUIRED	EXISTING	PROPOSED
FRONTAGE	150'	>336'	> 336'
FRONT SETBACK	50'	115'	115'
SIDE SETBACK	40'	5'	5'
REAR SETBACK	50'	293'	293'
LOT SIZE	2 ACRES	4+ ACRES	4+ ACRES
EVENT SETBACK*	200'	77.6'	77.6'
PARKING SPACES	57	15	59

*SEE VARIANCE NOTES ON SHEET 6

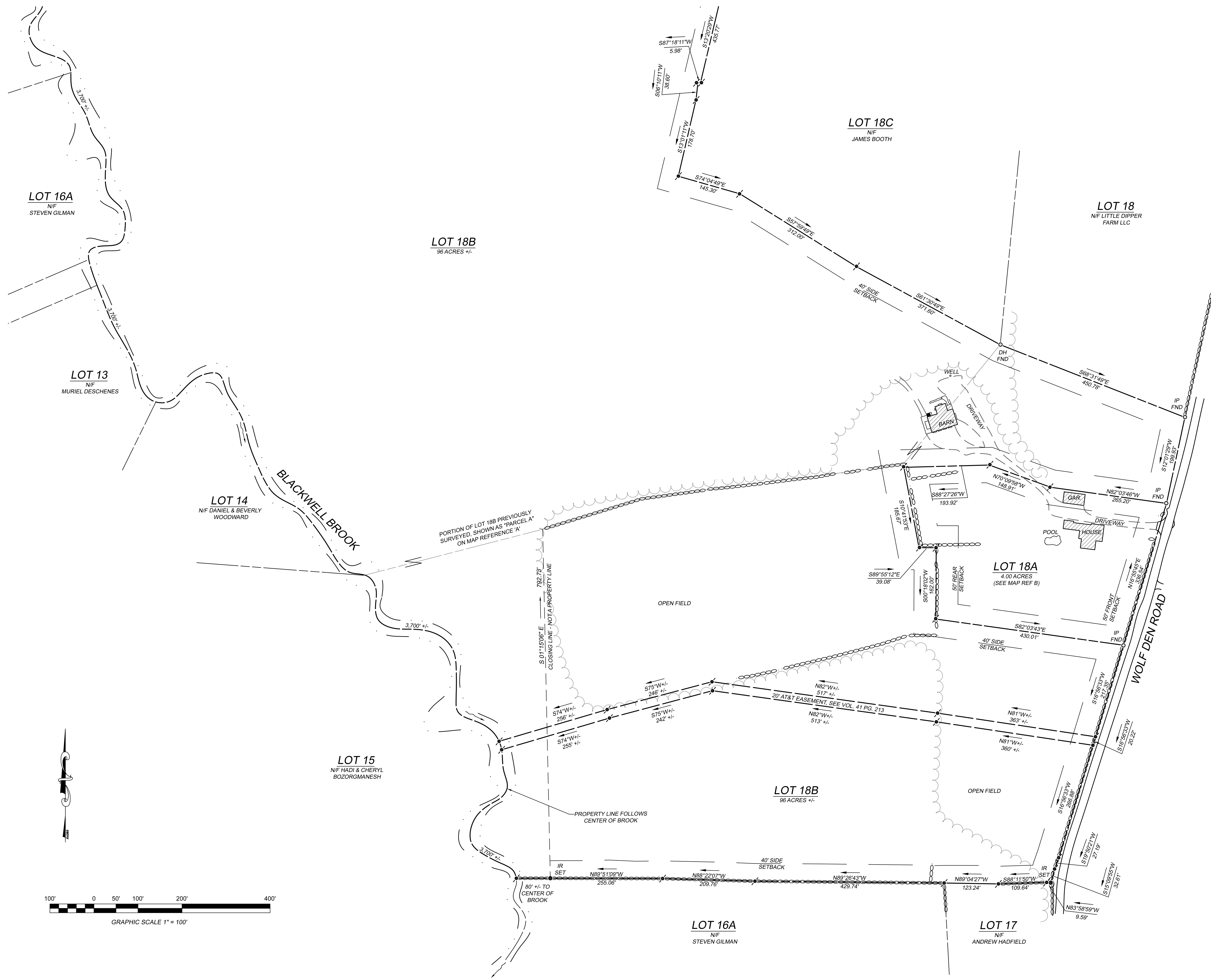
J & D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
THOMPSON, CT 06255
 JDCIVILENGINEERS.COM
 860-923-2920

SPECIAL PERMIT APPROVAL BY THE BROOKLYN
 PLANNING AND ZONING COMMISSION

TOWN OF BROOKLYN
 RECEIVED FOR RECORDING

CHAIRMAN _____ DATE _____

TOWN CLERK _____ DATE _____ TIME _____ MAP # _____



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY / DEPENDENT RESURVEY

HORIZONTAL ACCURACY: CLASS A2

PURPOSE: TO DEPICT BOUNDARY LINES

2. REFERENCE PLANS:

(A) COMPILATION PLAN / PROPERTY SURVEY PREPARED FOR HILLDALE FAMILY LIMITED PARTNERSHIP WOLF DEN ROAD BROOKLYN CONNECTICUT SCALE: 1" = 160' DATE 3/7/2007 SHEET 1 OF 1 BY KWP ASSOCIATES

(B) PLAN OF LAND TO BE CONVEYED TO JUDITH C. TOLDORF OF WOLF DEN ROAD BROOKLYN, CONNECTICUT. SCALE: 1" = 40' DATE SEPT/1970 KIELTYKA & WOODIS LAND SURVEYORS

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

JOHN A. BARTOLOMEI DATE 12/24/22 LICENSE # 17244

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE © 2022 J&D CIVIL ENGINEERS, LLC

ZONING INFORMATION:

ZONE: RESIDENTIAL AGRICULTURAL
 MINIMUM LOT AREA: 87,120 SF (2 ACRES)
 MINIMUM FRONTAGE: 150'
 MINIMUM FRONT YARD: 50'
 MINIMUM SIDE YARD: 40'
 MINIMUM REAR YARD: 50'

PROPERTY OWNER
 NICOLE WINELAND-THOMSON FISHER AND WARWICK THOMSON

REFERENCE DEED
 BROOKLYN LAND RECORDS VOL. 699 PG. 168

ASSESSORS REFERENCE
 MAP 19 - BLOCK 18 - LOTS 18B AND 18A

LEGEND

- IRON ROD SET
- ANGLE POINT
- EXISTING IRON ROD OR DRILL HOLE
- EXISTING PROPERTY LINE
- ABUTTING PROPERTY LINE
- BUILDING SETBACK
- EDGE OF EASEMENT
- STONE WALL
- TREELINE
- EDGE OF WATER

PROPERTY SURVEY
 PREPARED FOR
WILLOW HILL LLC
 459 WOLF DEN ROAD, BROOKLYN, CT

J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

DESIGNED: APS
 CHECKED: JAB

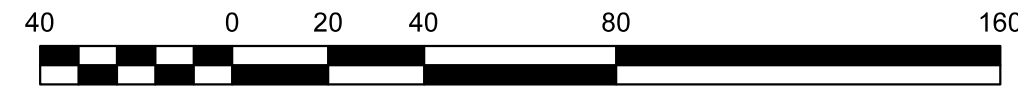
REVISIONS:

JOB NO: 22172

DATE: NOVEMBER 30, 2022

SCALE: 1" = 100'

SHEET: 2 OF 6



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: GENERAL LOCATION & TOPOGRAPHIC

PURPOSE: TO DEPICT EXISTING CONDITIONS

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B
VERTICAL ACCURACY: CLASS T-2

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.

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

DENNIS R. BLANCHETTE DATE 12/10/23 LICENSE NUMBER 447

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
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LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- - - - - EXISTING MAJOR CONTOUR LINE
- - - - - EXISTING MINOR CONTOUR LINE
- - - - - PROPOSED CONTOUR LINE
- [Hatched Box] LEACHING TRENCH
- [Dashed Line] STONEWALL
- [Wavy Line] UTILITIES
- [Dotted Line] TREELINE
- [Chain Line] FENCE

<p>EXISTING CONDITIONS PLAN PREPARED FOR WILLOW HILL EVENTS 459 WOLF DEN ROAD, BROOKLYN, CT MAP 15 - LOTS 18 & 18A</p>	
<p>J&D CIVIL ENGINEERS, LLC 401 RAVENELLE ROAD N. GROSVENORDALE, CT 06255 860-923-2920</p>	
<p>DESIGNED: DBB CHECKED: DRB</p>	<p>REVISIONS: 2023-02-08 TOWN'S COMMENTS</p>
<p>JOB NO: 22172 SCALE: 1" = 40'</p>	<p>DATE: NOVEMBER 30, 2022 SHEET: 3 OF 6</p>

SURVEY NOTES

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SURVEY TYPE: GENERAL LOCATION

PURPOSE: TO DEPICT EXISTING CONDITIONS

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B

VERTICAL ACCURACY: CLASS T-2

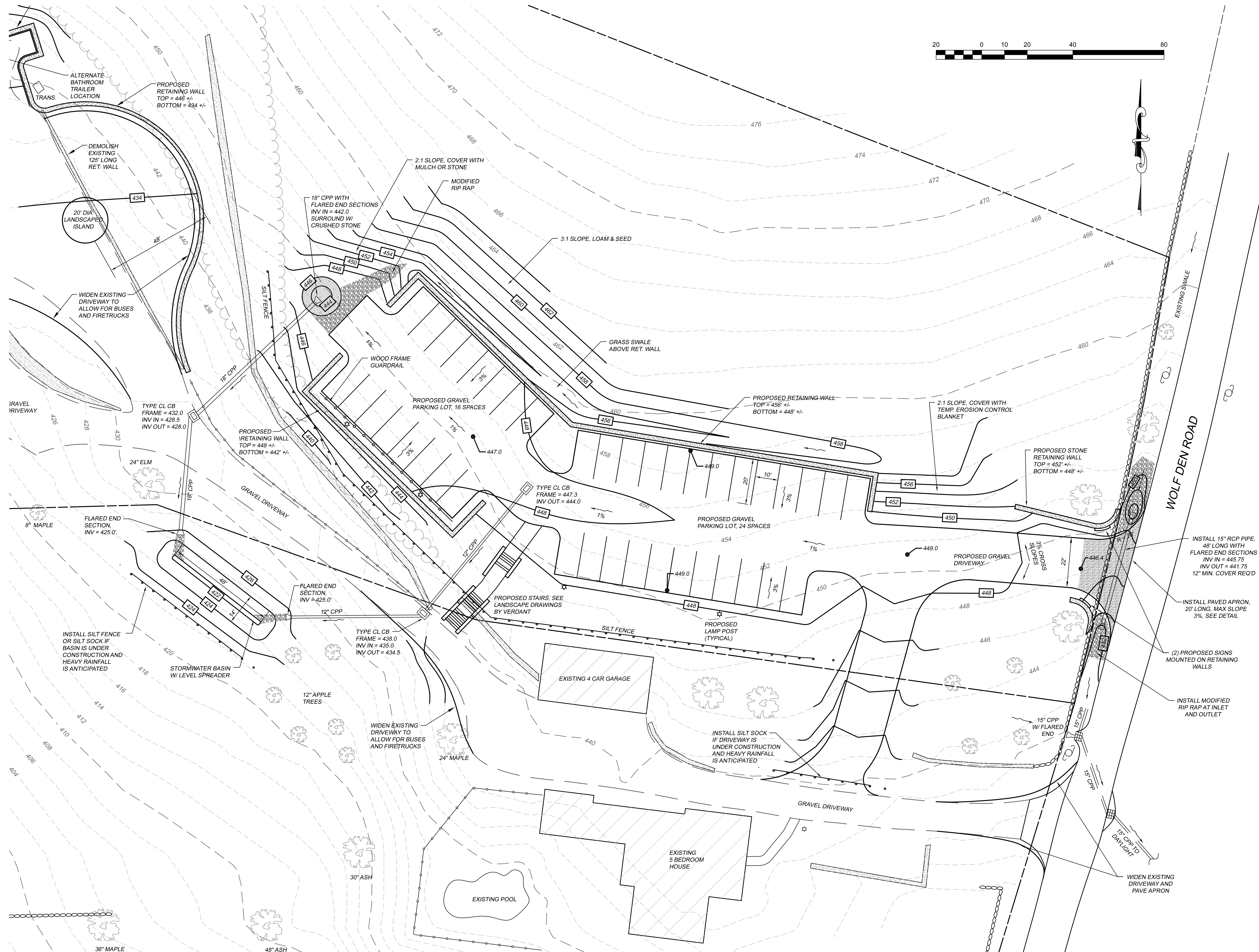
PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

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

DENNIS R. BLANCHETTE DATE 12/10/23 LICENSE NUMBER 12107

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LEGEND

	BUILDING SETBACK LINE
	PROPERTY LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED CONTOUR LINE
	STONEWALL
	UTILITIES
	TREELINE
	FENCE
	SILT FENCE OR SILT SOCK

PARKING LOT PLAN
 PREPARED FOR
WILLOW HILL LLC
 459 WOLF DEN ROAD, BROOKLYN, CT
 MAP 15 - LOTS 15 & 15A

J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

DESIGNED: DDB **REVISIONS:**
CHECKED: DRB 2023-02-05 TOWNS COMMENTS
 2023-03-21 SITE WALK

JOB NO: 22172 **DATE: NOVEMBER 30, 2022**
SCALE: 1" = 20' **SHEET: 4 OF 6**

SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: GENERAL LOCATION

PURPOSE: TO DEPICT EXISTING CONDITIONS

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B

VERTICAL ACCURACY: CLASS T-2

PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.






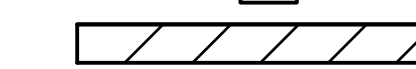
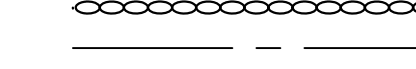
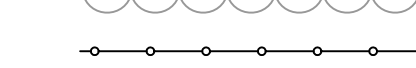


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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DENNIS R. BLANCHETTE DATE 12/07
LICENSE NUMBER

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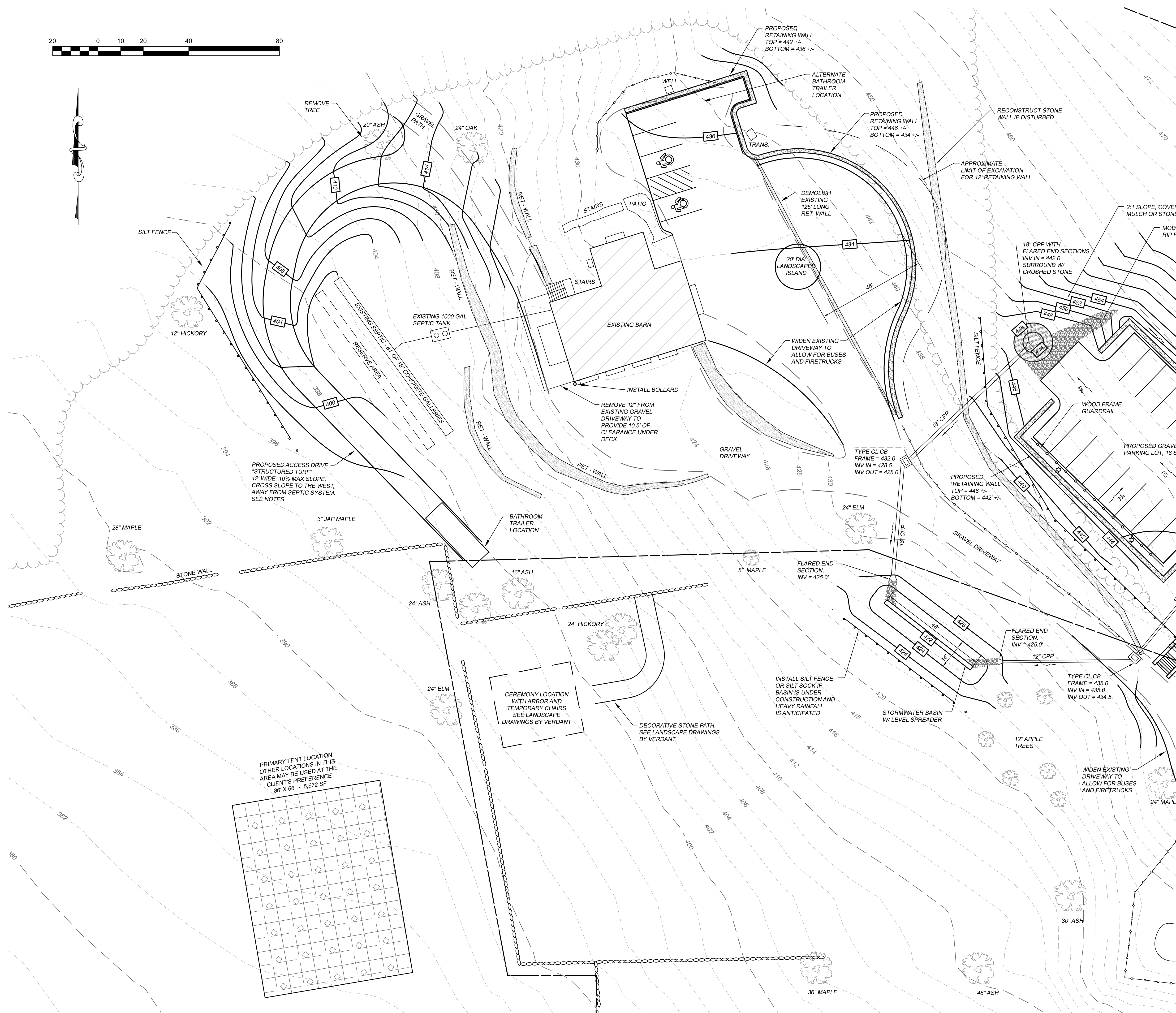
LEGEND

-  BUILDING SETBACK LINE
-  PROPERTY LINE
-  EXISTING MAJOR CONTOUR LINE
-  EXISTING MINOR CONTOUR LINE
-  PROPOSED CONTOUR LINE
-  LEACHING TRENCH
-  STONEWALL
-  UTILITIES
-  TREELINE
-  FENCE

EVENT AREA PLAN
PREPARED FOR
WILLOW HILL LLC
459 WOLF DEN ROAD, BROOKLYN, CT
MAP 15 - LOTS 15 & 15A

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: DBB	REVISIONS:
CHECKED: DRB	2023-02-05 TOWNS COMMENTS
	2023-03-21 SITE WALK
JOB NO: 22172	DATE: NOVEMBER 30, 2022
SCALE: 1" = 20'	SHEET: 5 OF 6



PROJECT DESCRIPTION:

1. THE APPLICANT IS PROPOSING TO HOLD WEDDINGS, BANQUETS, AND OTHER SIMILAR EVENTS AT THE PROPERTY. THE MAXIMUM NUMBER OF GUESTS SHALL BE LIMITED TO 225 PERSONS.
2. THE EXISTING FIVE BEDROOM HOUSE SHALL BE USED AS A PRIVATE RESIDENCE BY THE OWNER AND APPLICANT.
3. THE EXISTING BARN MAY BE USED TO HOLD SMALLER EVENTS. ADDITIONALLY, A TEMPORARY TENT OR TENTS MAY BE INSTALLED TO HOLD LARGER EVENTS. GUESTS SHALL NOT BE ALLOWED TO USE THE RESTROOMS INSIDE THE BARN. A PORTABLE RESTROOM TRAILER SHALL BE DELIVERED TO THE SITE FOR ALL EVENTS.
4. NO FOOD SHALL BE PREPARED ON SITE. ALL FOOD SHALL BE PROFESSIONALLY CATERED AND DELIVERED TO THE SITE.
5. NO NEW BUILDINGS ARE PROPOSED WITH THIS APPLICATION. THE ONLY CONSTRUCTION SHALL CONSIST OF DRIVEWAYS, PARKING LOTS, DRAINAGE STRUCTURES, UTILITIES, AND LANDSCAPING.
6. THE MAXIMUM NUMBER OF EVENTS TO BE HELD IN A TWELVE MONTH PERIOD IS ESTIMATED AT 70 EVENTS WITH AMPLIFIED MUSIC, AND 30 EVENTS WITHOUT AMPLIFIED MUSIC.
7. NO SINGLE EVENT SHALL LAST FOR MORE THAN 3 CONSECUTIVE DAYS.
8. AMPLIFIED MUSIC, BOTH INDOOR AND OUTDOOR, SHALL BE TURNED OFF AT 10:00 PM.
9. THE MAXIMUM OCCUPANCY OF THE BARN SHALL BE 110 PERSONS. THE MAXIMUM OCCUPANCY OF A TEMPORARY TENT SHALL BE 225 PERSONS.

STRUCTURED TURF NOTES:

1. THE PROPOSED ACCESS DRIVE BELOW THE BARN SHALL BE CONSTRUCTED FOR THE PURPOSE OF DELIVERING A BATHROOM TRAILER TO THE CEREMONY AND TENT AREA.
2. NO OTHER VEHICLES ARE ANTICIPATED TO USE THIS DRIVEWAY.
3. THE DRIVEWAY SHALL BE CONSTRUCTED WITH A 50-50 MIXTURE OF PROCESSED GRAVEL AND LOAM, COMPACTED, WITH A MINIMUM THICKNESS OF 12".
4. THE DRIVEWAY SHALL BE SEEDED AS SOON AS POSSIBLE UPON COMPLETION.

LANDSCAPING NOTES:

ALL LANDSCAPING ON SITE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPROVED LANDSCAPING PLANS BY "VERDANT LANDSCAPE ARCHITECTURE." THESE PLANS HAVE BEEN INCLUDED WITH THE APPLICATION PACKAGE.

NEIGHBORHOOD AGREEMENT:

THE APPLICANTS HAVE MET WITH THEIR ABUTTERS AND AGREED TO THE FOLLOWING TERMS FOR THIS PROJECT:

1. LIMIT WEEKEND EVENTS TO ONE OUTDOOR EVENT WITH AMPLIFIED ENTERTAINMENT PER WEEKEND, WHERE WEEKEND IS DEFINED AS FRIDAY-SATURDAY-SUNDAY.
2. NOISE LEVELS SHALL NOT EXCEED 55 dB DURING THE DAY AND 45 dB AFTER 10:00 PM, AS MEASURED FAT THE PROPERTY LINES THAT ABUT NEIGHBORS AND RUN ALONG WOLF DEN ROAD. SEE CT GENERAL STATUTES 22A-69.
3. ON STREET PARKING BY GUESTS AND VENDORS SHALL BE PROHIBITED.
4. THERE SHALL BE NO MORE THAN 2 FIREWORKS DISPLAYS DURING THE CALENDAR YEAR. FIREWORKS DISPLAYS MUST BE RUN BY LICENSED PROFESSIONALS. FIREWORKS SHALL OTHERWISE NOT BE ALLOWED BY GUESTS.
5. RESIDENTS WITHIN 2,500 FEET OF THE PROPERTY IN ALL DIRECTIONS SHALL BE NOTIFIED AT LEAST 10 DAYS PRIOR TO UPCOMING FIREWORKS DISPLAYS.
6. FIREARMS SHALL BE PROHIBITED ON THE PROPERTY DURING ALL EVENTS.
7. OUTDOOR FIRES SHALL ONLY BE ALLOWED IN THE FIREPIPE, WHICH WILL BE STARTED AND MAINTAINED BY THE OWNERS OR THEIR EMPLOYEES, AND OUTDOOR GRILL WILL BE AVAILABLE FOR USE ON THE PROPERTY.
8. RENTERS ARE RESPONSIBLE FOR REMOVING ALL EVIDENCE OF THE EVENT UPON CONCLUSION OF THE EVENT OR AS SOON AS REASONABLY FEASIBLE AFTER THE CONCLUSION OF THE EVENT. THIS INCLUDES TRASH, TENTS, FURNITURE, EQUIPMENT, PORTABLE TOILETS, AND ANYTHING ELSE WHICH IS VISIBLE FROM THE ROAD THAT HAS BEEN BROUGHT TO THE VENUE.
9. ALL RENTERS OF THE PROPERTY WILL AGREE TO AND SIGN A CONTRACT FOR USAGE OF THE PREMISES, WHICH WILL INCLUDE BUT NOT BE LIMITED TO THE RESTRICTIONS ABOVE. IT WILL ASK THEM TO COMMIT TO RESPECTING THE LOCAL RESIDENTS AND SURROUNDING NEIGHBORHOODS WITH RESPECT TO NOISE, TRASH, AND DRIVING SPEED.
10. OUTDOOR LIGHTING SHALL ONLY BE TURNED ON DURING EVENTS WHEN NECESSARY.
11. ALL OUTDOOR LIGHTING SHALL BE DARK SKY COMPLIANT (IDA SEAL OF APPROVAL), AND MUST COMPLY WITH TOWN AND STATE SAFETY REQUIREMENTS. TO THE GREATEST EXTENT FEASIBLE, OUTDOOR LIGHTING SHALL BE DOWNCAST AND DIRECTED AWAY FROM THE ROAD AND ADJUTING PROPERTIES.
12. THERE SHALL BE AN ANNUAL MEETING WITH NEIGHBORS TO REVIEW THE SPECIAL PERMIT AND TO ENSURE THAT THE ABOVE CONDITIONS AS WELL AS THE INTERESTS OF PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF THE NEIGHBORING RESIDENTS ARE BEING MET. ANY DISPUTE THAT CANNOT BE RESOLVED THROUGH DIRECT DIALOGUE SHALL BE BROUGHT TO THE COMMISSION FOR RESOLUTION.

ZONING NOTES:

1. THIS PROJECT WILL REQUIRE A VARIANCE FROM THE BROOKLYN ZONING BOARD OF APPEALS. THIS VARIANCE IS EXPECTED TO BE APPROVED ON DECEMBER 1, 2022.
2. SECTION 6.3.3 OF THE BROOKLYN ZONING REGULATIONS REQUIRE THAT ANY STRUCTURE USED FOR SPECIAL EVENTS MUST BE AT LEAST 200 FEET FROM ALL PROPERTY LINES.
3. THE EXISTING BARN IS 176 FEET FROM LOT 18C, NOW OR FORMERLY OWNED BY JAMES BOOTH.
4. THE EXISTING BARN IS 77 FEET FROM LOT 18A, WHICH IS UNDER THE SAME OWNERSHIP AS LOT 18B.

PARKING NOTES:

1. THE SITE CURRENTLY CONTAINS PARKING FOR APPROXIMATELY 15 CARS.
2. THE APPLICANT IS PROPOSING TO CONSTRUCT AN UPPER PARKING LOT FOR AN ADDITIONAL 40 CARS.
3. GUESTS WILL BE ENCOURAGED TO PARK OFF SITE AT LOCAL HOTELS, AND SHALL BE TRANSPORTED TO THE SITE BY BUS OR SHUTTLE.
4. A LARGE 96" DIAMETER CIRCLE IS PROPOSED NEAR THE BARN, TO ALLOW FOR LARGE BUSES AND FIRETRUCKS TO TURN AROUND.
5. TWO ADDITIONAL PARKING SPACES ARE PROPOSED NEAR THE BARN, FOR DELIVERIES AND DROP-OFFS.
6. TWO HANDICAP ACCESSIBLE SPACES ARE PROPOSED NEAR THE BARN, FOR DISABLED GUESTS.
7. THE TOTAL NUMBER OF PROPOSED PARKING SPACES IS 59.

SIGN NOTES:

1. THE APPLICANT IS PROPOSING TO INSTALL TWO SIGNS AT THE NEW ENTRANCE TO THE SITE.
2. EACH SIGN SHALL BE LESS THAN 3 FEET LONG AND LESS THAN 1 FOOT HIGH.
3. SIGNS SHALL BE MOUNTED ON RETAINING WALLS, AT A HEIGHT OF 2-3 FEET.
4. NO LIGHTING IS PROPOSED FOR THE SIGNS.
5. SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS IN 7.A.3.1 OF THE BROOKLYN ZONING REGULATIONS.

GENERAL CONSTRUCTION NOTES:

LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AND FIELD VERIFY THE LOCATION, DEPTH AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC.

CONSTRUCTION SHALL BE IN CONFORMANCE WITH CONDDOT FORM 818 UNLESS OTHERWISE NOTED ON THE PLANS. UTILITY INSTALLATION SHALL BE IN CONFORMANCE WITH THE APPROPRIATE UTILITY COMPANY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

TYPICAL DETAILS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY SUBMIT PROPOSALS FOR ALTERNATE METHODS TO SUIT FIELD CONDITIONS.

ALL PIPING SHALL HAVE WARNING TAPE INSTALLED. IN ADDITION, ALL NONMETALLIC PIPE MUST BE PARALLELED BY A METALLIC WIRE OR METALLIC DETECTION TAPE FOR EASE OF LOCATING.

ALL PIPING SHALL BE CLEANED AND TESTED IN ACCORDANCE WITH THE APPLICABLE UTILITY'S REQUIREMENTS. COPIES OF ALL TESTS SHALL BE PROVIDED TO THE OWNER PRIOR TO ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TESTING EQUIPMENT.

ALL TRENCHING SHALL BE DONE IN COMPLIANCE WITH OSHA REGULATIONS AND THE INSTALLATION REQUIREMENTS OF THE PIPE MANUFACTURER. IF SHORING IS REQUIRED, IT MUST BE DESIGNED BY A LICENSED CT PROFESSIONAL ENGINEER.

BENCHMARKS WILL BE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN LAYING OUT THE PROJECT. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL PROTECT BENCHMARKS, PROPERTY CORNERS AND SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. ANY SUCH ITEMS WHICH NEED TO BE REPLACED SHALL BE AT THE CONTRACTOR'S EXPENSE.

SOIL EROSION AND SEDIMENT CONTROL

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT AN VENUE FOR WEDDINGS AND OTHER SIMILAR EVENTS. SITE WORK WILL INCLUDE CONSTRUCTION OF ACCESS DRIVEWAYS, PARKING AREAS, DRAINAGE STRUCTURES, AND NECESSARY UTILITIES.

ATTENTION SHALL BE GIVEN TO THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES. NO ERODED SEDIMENTS SHALL BE PERMITTED TO FLOW OFF THE SITE. IF FIELD CONDITIONS WARRANT IT OR THE TOWN REQUESTS IT, ADDITIONAL E & S CONTROL MEASURES, BEYOND WHAT IS SHOWN ON THE PLAN, SHALL BE INSTALLED.

THE SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WILL BE APPROXIMATELY AS FOLLOWS:

1. INSTALLATION OF EROSION CONTROL DEVICES
2. CLEARING & GRUBBING
3. ROUGH SITE GRADING
4. INSTALLATION OF UTILITIES INCLUDING DRAINAGE PIPES AND CB'S
5. PREPARATION OF ACCESS DRIVEWAYS AND PARKING LOT BASE
6. AFTER SITE IS STABILIZED, CONSTRUCT DRAINAGE BASIN
7. PERMANENT STABILIZATION INCLUDING LANDSCAPING
8. REMOVAL OF EROSION CONTROL MEASURES

SEDIMENT AND EROSION CONTROL DEVICES WILL BE INSTALLED AS DETAILED ON THIS SHEET AND CHECKED REGULARLY FOR REPLACEMENT AND AFTER EVERY RAIN FOR REMOVAL OF DEPOSITED MATERIALS. RESPONSIBILITY FOR COMPLIANCE WITH THIS PLAN SHALL BELONG TO THE CONTRACTOR. THE CONTRACTOR SHALL BE THE DESIGNATED ON-SITE AGENT RESPONSIBLE FOR ENSURING TO THE TOWN THAT E & S CONTROL MEASURES ARE STRICTLY ENFORCED.

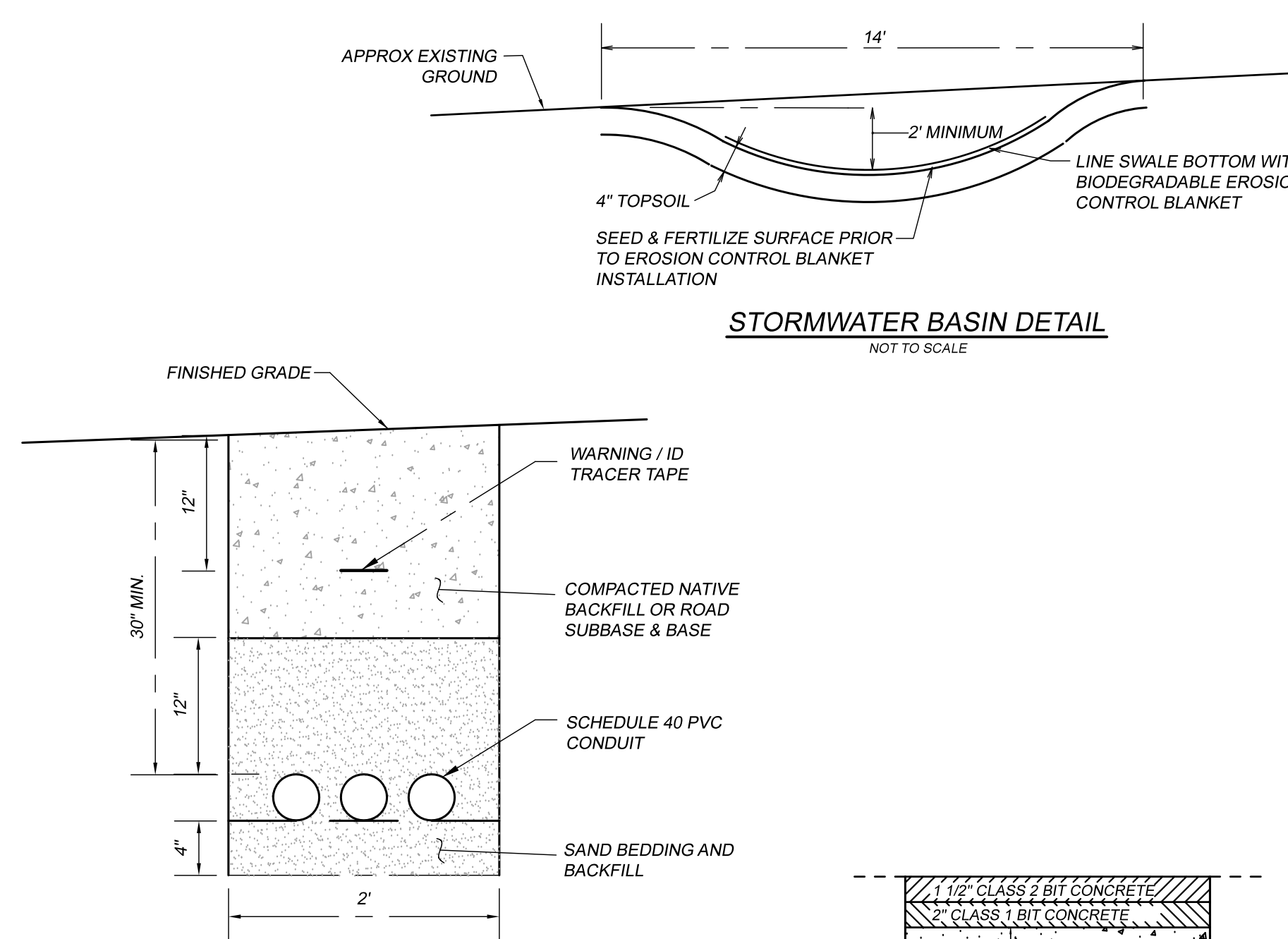
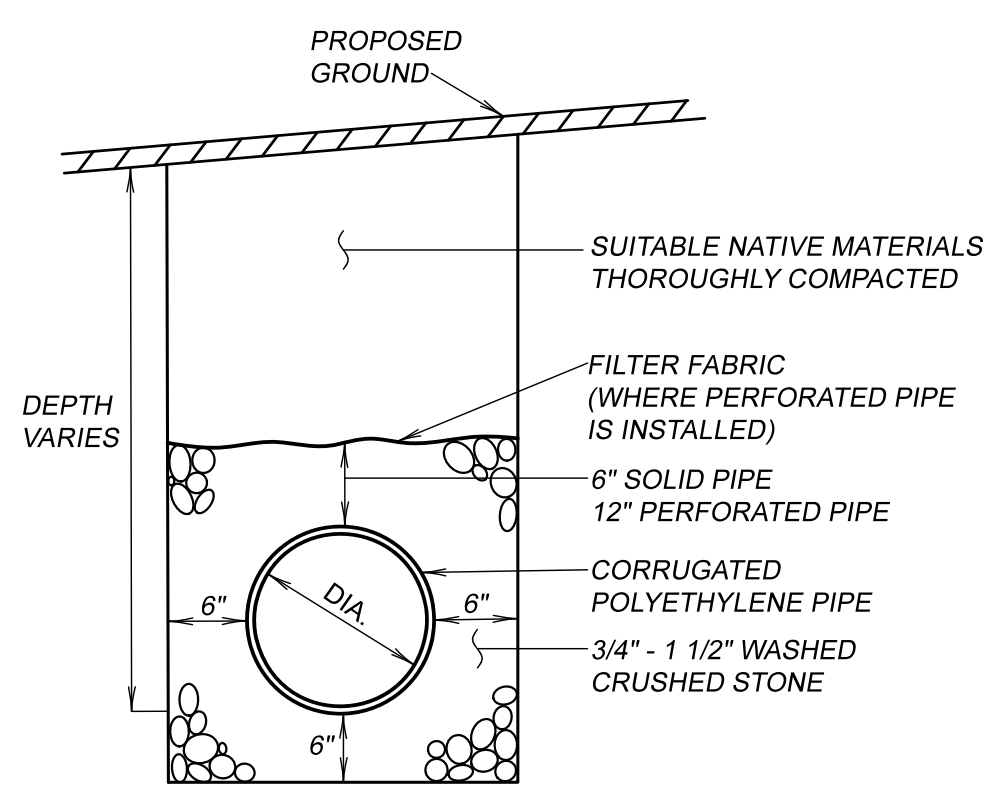
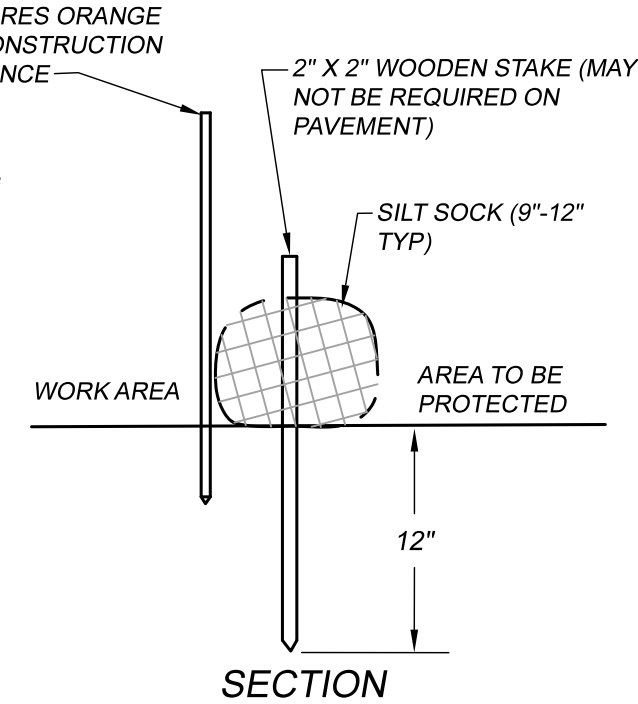
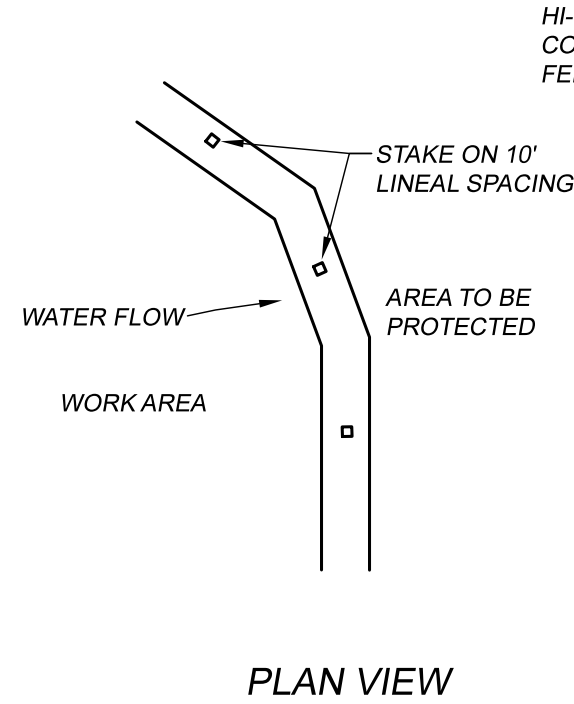
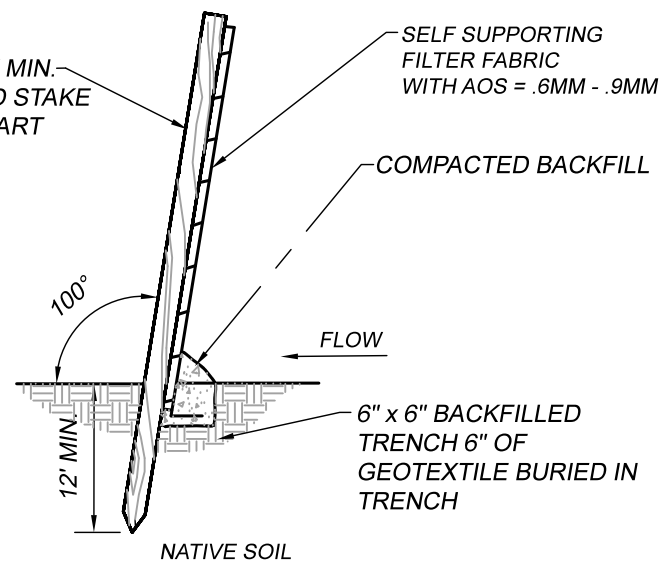
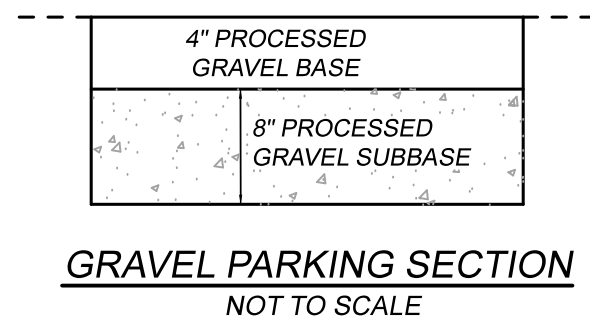
CATCH BASINS SHALL BE PROTECTED WITH FILTER FABRIC AND/OR SURROUNDED BY SILT SOCKS DURING CONSTRUCTION, WHEN DISTURBED AREAS ARE NOT STABILIZED.

OPERATIONS AND MAINTENANCE

1. ALL PROPOSED WORK SHALL CONFORM TO "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND TOWN REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE GOALS OF THIS EROSION CONTROL PLAN ARE MET BY WHATEVER MEANS ARE NECESSARY. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
3. PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. UPON FINAL GRADING, DISTURBED AREAS SHALL COVERED WITH A MINIMUM OF 6" LOAM AND SEEDED WITH PERENNIAL GRASSES AS SPECIFIED FOR THE PROJECT. IMMEDIATELY AFTER SEEDING, MULCH THE SEEDED AREA WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. SEEDING DATES ARE TO BE BETWEEN APRIL 1 THRU JUNE 15 AND AUGUST 15 THRU OCTOBER 15.
5. DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS. ADDITIONAL EROSION CONTROL MEASURES BEYOND WHAT IS SHOWN ON THE PLAN MAY BE NECESSARY.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED, AT WHICH TIME THEY SHALL BE REMOVED.
7. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

LIGHTING NOTES

1. LAMP POSTS SHALL BE INSTALLED SOUTH OF THE PROPOSED 40 CAR PARKING LOT, AS INDICATED ON THE SITE PLANS.
2. THE SPECIFIC MANUFACTURER AND MODEL OF LIGHT IS TO BE DETERMINED.
3. LAMP POSTS SHALL BE OF A RURAL OR RUSTIC STYLE.
4. LAMPS SHALL BE INSTALLED ON POLES 10-12 FEET TALL.
5. LAMPS SHALL BE FULL CUTOFF, WITH LED BULBS.
6. LAMP INTENSITY SHALL BE IN THE RANGE OF 8,000 - 12,000 LUMENS, OR 80-120 WATTS.
7. LAMP TEMPERATURE SHALL BE APPROXIMATELY 5,000 K.
8. ALL LAMPS SHALL CONFORM WITH THE REQUIREMENTS IN SECTION 7.G OF THE BROOKLYN ZONING REGULATIONS.
9. ALL LAMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
10. SUFFICIENT EXTERIOR LIGHTING EXISTS ON ALL OTHER PORTIONS OF THE SITE, SUCH AS THE BUILDINGS AND DRIVEWAY.
11. THE PROPOSED LIGHTING IS EXPECTED TO PROVIDE LESS THAN 1 FOOT-CANDLE AT THE PROPERTY LINES.



NOTES

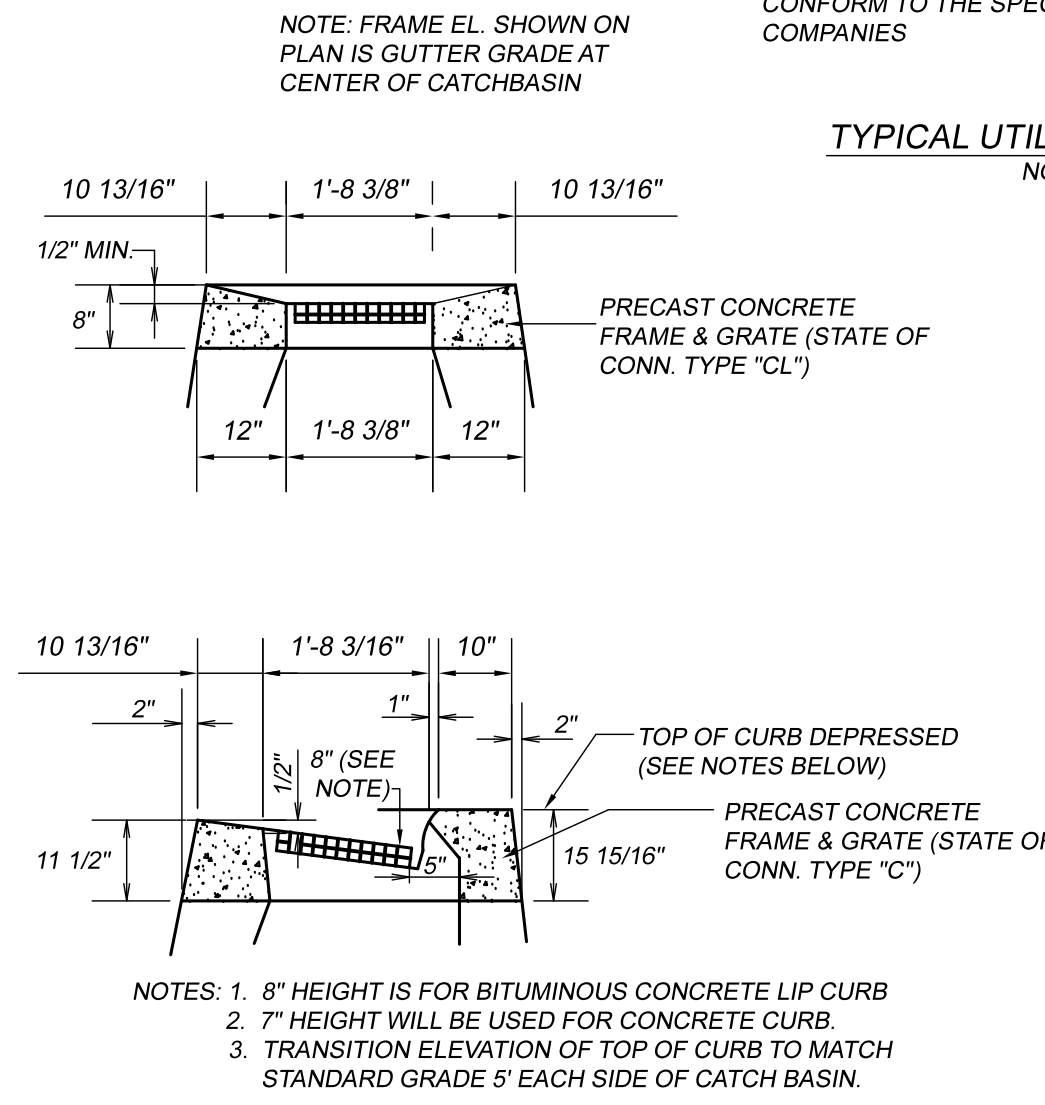
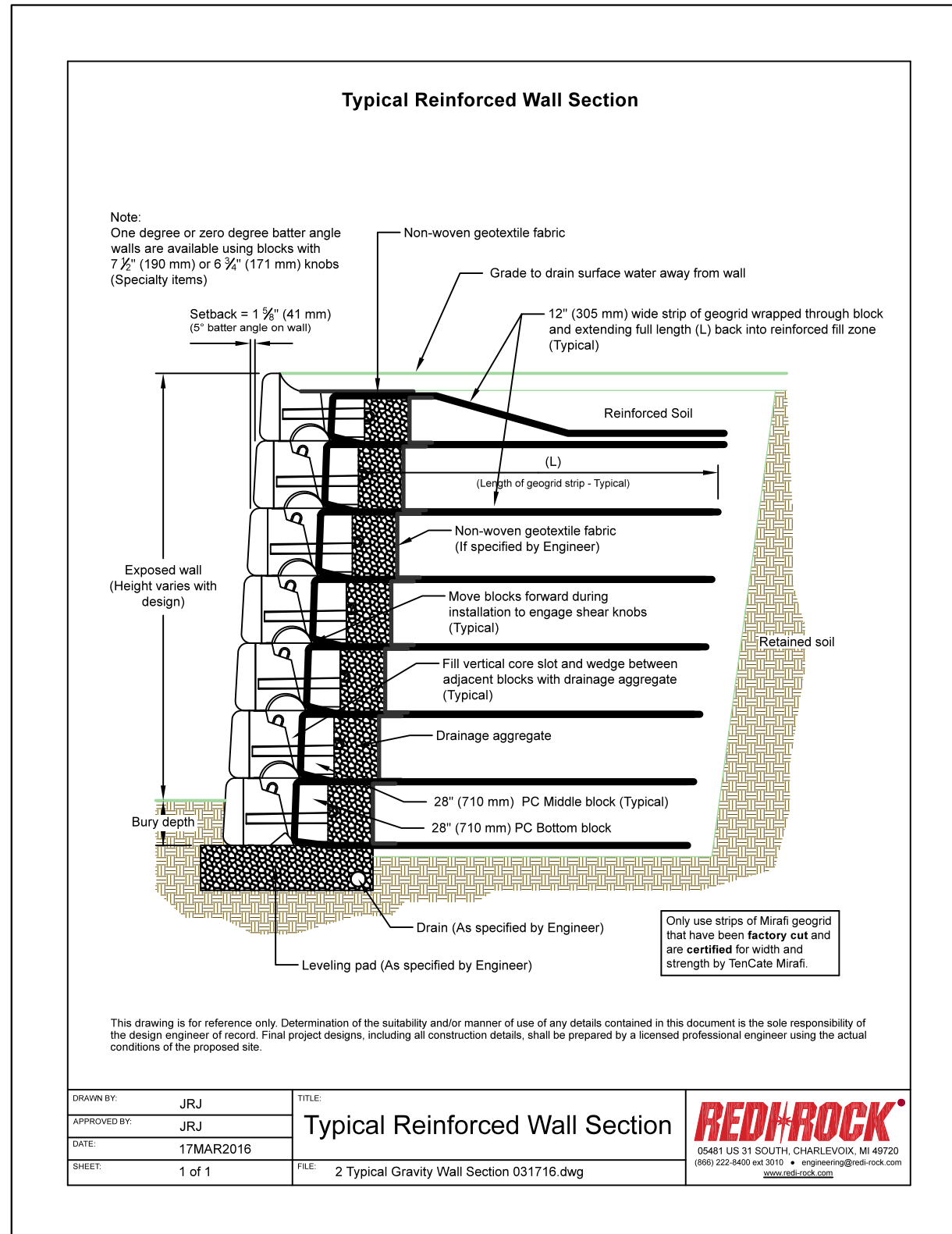
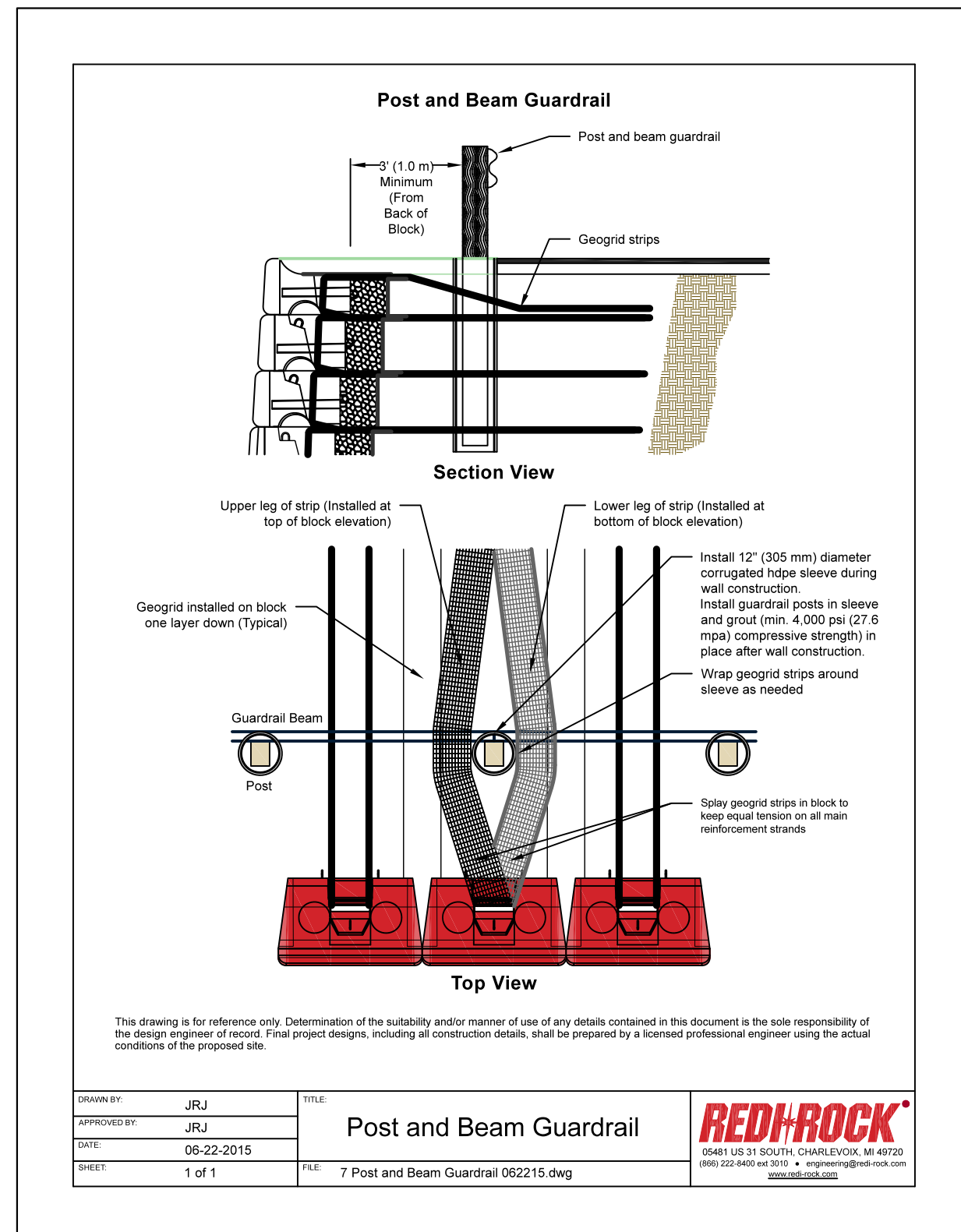
1. SILT SOCK MANUFACTURER SHALL BE SILT SOCKS OR ENGINEER APPROVED EQUAL
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
3. SEDIMENT SILT SOCK TO BE FILLED WITH LEAF COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS
4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION, COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.

DRAINAGE PIPE INSTALLATION DETAIL

N.T.S.

SILT SOCK DETAIL

NOT TO SCALE

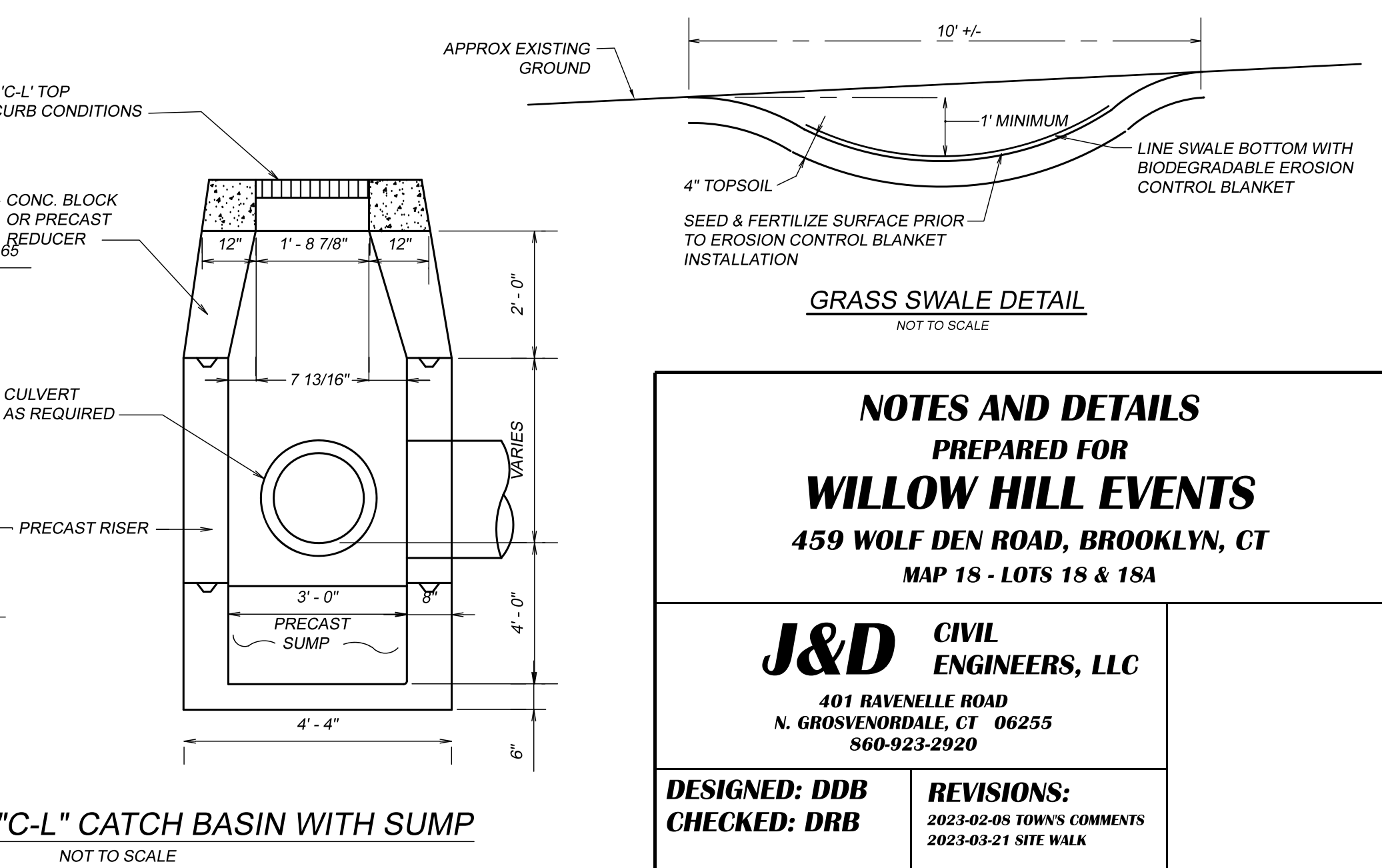


FRAME AND GRATE FOR TYPE "C" OR "CL" CATCH BASIN

N.T.S.

PAVED DRIVEWAY SECTION

N.T.S.



NOTES AND DETAILS
PREPARED FOR
WILLOW HILL EVENTS
459 WOLF DEN ROAD, BROOKLYN, CT
MAP 15 - LOTS 15 & 18A

J&D CIVIL ENGINEERS, LLC
401 RAVENHOLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: DDB
CHECKED: DRB

REVISIONS:
2023-02-05 TOWN'S COMMENTS
2023-03-21 SITE WALK

JOB NO: 22172
SCALE: 1" = 20'

DATE: NOVEMBER 30, 2022
SHEET: 6 OF 6

PLANNING AND ZONING COMMISSION

RECEIVED
MAR 20 2023

REQUEST FOR CHANGE
IN
ZONING BOUNDARY

Date 3/17/23

FEE \$ 250.00

State Fee \$ 60.00

Application # ZC 23-001

Check # 460.00

Public Hearing Date _____ Commission Action _____
Effective Date _____

Name of Applicant DMP Palmer Associates, LLC Phone 603-886-5021

Mailing Address 9 OLD DERRY ROAD HUDSON, NH 03051

Applicants Interest in the Property OWNER REPRESENTATIVE

Property Owner DMP Palmer Associates, LLC Phone 603-886-5021

Mailing Address 9 Old Derry Road Hudson, NH 03051

MAP <u>46</u>	LOT <u>81</u>	LOT SIZE <u>15.90 (15.20)</u> ^{Assoc}
MAP <u>46</u>	LOT <u>26A</u>	LOT SIZE <u>4.25</u>
MAP _____	LOT _____	LOT SIZE _____

More lots , repeat above on separate sheet

ZONE: R10 X R30 X RA ___ VCD ___ NC ___ RB ___ PC ___ I ___

REQUEST CHANGE: FROM R10 TO MMUD (MAP 46/LOT 26A)

REQUEST CHANGE: FROM R30 TO MMUD (MAP 46/LOT 81)

REQUEST CHANGE: FROM _____ TO _____

More changes , repeat above on separate sheet

REASON FOR REQUEST: SAME OWNER TO DEVELOP MAP 46 LOT 46

SMALL Portion of Parking on MAP 46 LOT 81. RETENTION
PODS TO INFILTRATE STORMWATER ON MAP 46 LOT 81.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

RECEIVED

MAR 20 2023

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 3.20.23 Check # 1161 Application #ZRC 23-004

Application Fee: \$250 _____ State Fee: \$60 _____ Publication Fee: \$600 _____

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Shelly Boisvert Phone 508 269 7383

Mailing Address 110 Hawkins Rd. Woodstock Valley, CT. 06282

REQUEST TO AMEND ARTICLE(S) N/A SECTION(S) 2.B. + 4.C.2.3

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

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

to allow breweries, as defined (on back), in the RB Zone by Special Permit.

REASON FOR REQUEST:

We are trying to purchase 660 Wauregan Rd and turn it into a brewery.

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

Brewery - a facility where beer is manufactured,
stored, bottled and sold whether
wholesale or retail in sealed
containers for consumption off-
premises, and sold to be consumed
on-premises in a room that is
ancillary to the production of beer,
with or without food.

- Please seat alternates as necessary.
- Please add to the Agenda the following items under New Business-Applications:
VII.a.2.- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD.
VII.a.3.- **ZRC 23-004:** Zoning Regulation Change to define breweries and to allow breweries in the RB Zone.

SP 22-008: Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor’s Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso.

Sample Motion

Move to approve the Special Permit application of Shane Pollack and Erin Mancuso to create a 50-unit Multi-Family Development on the south side of Louise Berry Drive (Assessor’s Map 33, Lot 19), identified in the files of the Brooklyn Land Use Office as SP 22-008, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.E (Multi-family Development) and Sec. 9.D.5 (Special Permit Criteria) of the Zoning Regulations. Such approval includes the following conditions:

1. The Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by the Commission Chair shall be recorded along with the Record of Special Permit in the office of the Town Clerk.
2. Monuments for the public access trail easement shall be set and field verified by the surveyor. A maintenance agreement for the public access trail allowing future maintenance by the Town of Brooklyn shall be developed and shall be reviewed by the Town Attorney and recorded on the land records at the same time as the Record of Special Permit.
3. Prior to conducting any site work (including, but not limited to, clearing and grubbing), the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.

4. Prior to the issuance of a Zoning Permit, a performance bond in favor of the Town of Brooklyn in the amount of \$185,080.50 will be submitted to the Brooklyn Land Use Department. The form and content of the performance bond shall be reviewed and approved by Town staff. No activity shall occur on the site until the performance bond has been approved and provided in final form to the Town. The performance bond shall remain in place for the life of the operation including restoration of the property to the satisfaction of the Town unless this requirement is modified by the Planning and Zoning Commission.
5. The developer shall notify the Zoning Enforcement Officer and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
6. Prior to the issuance of a Zoning Permit, vegetative clearing limits depicted on the plans shall be clearly marked in the field by the surveyor.
7. Prior to the issuance of a Zoning Permit, a driveway permit must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.
8. Each phase shall be fully completed and inspected by the Town of Brooklyn prior to the issuance of any permits for work on subsequent phases.
9. The installation of recreational amenities shall be included in Phase 2 of the Phasing Plan (sheet 9 of 16) and shall be required to be completed prior to the issuance of any certificate of occupancy for the development.
10. All lighting shall be full cut-off style fixtures. Outdoor lights shall be downward pointing and directed away from abutting properties.

SP 22-007: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole Wineland-Thomson and Greg Fisher.

- In order to continue the public hearing past tonight, you will need an extension from the applicant.
- We are expecting new plans today (3-21-23) responding to recent comments from Syl Pauly.

Sample Motion

Move to approve the Special Permit application of Nicole Wineland-Thomson and Greg Fisher to create a Special Event Facility (Willow Hill) at 459 Wolf Den Road, identified in the files of the Brooklyn Land Use Office as SP 22-007, in accordance with all final documents and testimony submitted with the application with the finding that the proposal is consistent with Sec. 6.J (Special Events) and Sec. 9.D.5 (Special Permit Criteria) of the Zoning Regulations. Such approval includes the following conditions:

1. The Special Event Facility is not approved for overnight accommodations.
2. All access drives shall have a minimum width of 12’.
3. The Department of Health approval, the Inland Wetlands and Watercourses Commission approval with conditions and the Planning and Zoning Commission approval with conditions must be included on the final recorded special permit plans. Draft final approved plans shall be submitted to town staff for review prior to printing on archival material. The final approved plans bearing the seal and signature of the appropriate professionals and signed by the Commission Chair shall be recorded along with the Record of Special Permit in the office of the Town Clerk.
4. The following conditions are voluntarily offered by the applicant:
 - a. Limit weekend events to one outdoor event with amplified entertainment (low volume dinner music or spoken word excepted) per weekend, where “weekend” is defined as Friday, Saturday, and Sunday.
 - b. Limit indoor events to 110 attendees.
 - c. Limit outdoor events to 225 persons on the property.

- d. End amplification for all indoor and outdoor events by 10 pm.
- e. Per State of Connecticut Statutes 22a-69, noise levels will not exceed 55 dB during the day as measured at the property lines that abut neighbors and run along Wolf Den Road. The State specifies a 55 dB limit until 10 pm with a 45 dB limit after 10 pm.
- f. On-street parking by guests and vendors will be prohibited.
- g. There will be no more than two licensed, permitted fireworks displays per calendar year, and they must be run by licensed professional fireworks companies. Fireworks will otherwise not be permitted to be brought onto the premises by renters/guests due to the risks associated with potential misuse and noise.
- h. Residents within 2,500 feet of the property line in all directions will be notified at least 10 days prior to upcoming fireworks displays to allow for precautionary measures to be taken to protect any people, pets, and livestock who may be sensitive to such displays.
- i. Firearms will be prohibited on the property during all events.
- j. Outdoor fires will only be allowed in the firepit, which will be started and maintained by the owners or their employees. An outdoor grill will be available for use on the property.
- k. Renters are responsible for removing all evidence of the event upon completion of the event or as soon as reasonably feasible after the conclusion of the event. This includes trash, tents, furniture, equipment, portable toilets and anything else that is visible from Wolf Den Road that has been brought onto the venue. The venue is to be restored to its condition prior to the event.
- l. All renters of the property will agree to and sign a contract for usage of the premises, which will include but not be limited to the restrictions listed above. It will ask them to commit to respecting the local residents and the surrounding neighborhoods with respect to noise, trash, and driving speed.
- m. Outdoor lighting will only be on, when necessary, for an event. All outdoor lighting will be “dark-sky compliant,” which means that it must comply with IDA (international Dark Sky Association) Fixture Seal of Approval but must also comply with Brooklyn and Connecticut state safety requirements. To the extent feasible,

outdoor lights shall be downward pointing and directed away from Wolf Den Road and abutting properties.

5. Prior to conducting any site work (including, but not limited to, clearing and grubbing), the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.
6. The developer shall notify the Zoning Enforcement Officer and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
7. Prior to the issuance of a Zoning Permit, a driveway permit must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways.

ZRC 23-001: Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4.

Sample Motion

Move to approve the proposal to revise Sections 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4. of the Zoning Regulations as proposed with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

ZRC 22-009: Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates.

Sample Motion

Move to approve the proposal to revise Section 4.F Mill Mixed Use Development Zone of the Zoning Regulations as proposed with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

ZRC 23-003: Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.

Sample Motion

Move to schedule the public hearing for **ZRC 23-003: Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.**, Applicant: Brooklyn PZC for the regular meeting of the Planning and Zoning Commission to be held on **April 25, 2023** at 6:30 p.m. at the Clifford B.Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

ZC 23-001: Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.

Sample Motion

Move to schedule the public hearing for **ZC 23-001: Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates** for the regular meeting of the Planning and Zoning Commission to be held on **April 25, 2023** at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

ZRC 23-004: Zoning Regulation Change to define breweries and to allow breweries in the RB Zone, Applicant: Shelley Boisvert.

Sample Motion

Move to schedule the public hearing for **ZRC 23-004: Zoning Regulation Change to define breweries and to allow breweries in the RB Zone, Applicant: Shelley Boisvert** for the regular meeting of the Planning and Zoning Commission to be held on **April 25, 2023** at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Margaret's Report 3/14/2023

Zoning Permits issued:

249 Windham Road – John Serrell. After-the-fact use of a 40 ft x 8 ft shipping container for storage at Woodstock Rebuilding, following PZC site plan approval.

40 Tripp Hollow Road – John & Karen Filchak. Detached garage.

52 Tatnic Road – David Ford. After-the-fact permit for a detached 14' x 24' prefabricated screen house on a gravel base.

85 Wauregan Road – Brian Meehan. New 1440 sq ft raised ranch with 3 bedrooms 2 1/2 bathrooms, and 10'x10' rear deck.

17 Greenway Drive – Town of Brooklyn. Two dugouts to be constructed on existing slabs (6' x 20') for T-ball field.

53 Westview Drive – Jimmy Thayer. After-the-fact 16' x 12' shed on a gravel base.

184 Tatnic Road – Mary Jane Jensen. Temporary residential aluminum handicapped ramp.

Final Certificates of Zoning Compliance issued:

115 Day Street – CNG Holdings. New single-family dwelling with attached garage, front porch and rear deck.

37 Beecher Road - Greg Lehto. New single-family dwelling with attached garage, front porch and rear deck.

411 Church Street – A. Kausch & Sons. New single-family dwelling with attached garage, front porch & rear deck.

Home Offices Documented: None.

Sign Permits issued:

249 Windham Road – John Serrell. Sign permit for Woodstock Rebuilding.

ZBA Variances Granted:

ZBA 22-005 – Map 18, Lot 18B, Wolf Den Road - Nicole Wineland-Thomson Fisher and Gregory Fisher. Proposed variance of Zoning Regulations Section 6.J.3.3 to use an existing building as an Events Facility by reducing the property line setbacks from 200 ft to 175 ft to an abutter's property line, and from 200 ft to 77 ft to a property line of other property owned by the applicants. Approved.

ZBA 22-006 - 316 Allen Hill Road – Map 33 Lot 91-2- Kevin Wilder. Section 3.C.5.2.2:
Setback standards for minimum side yard setback. Reduce side yard setback from 40 feet to 20 feet for an after-the fact in-ground swimming pool. Approved.