

Additions/Changes to the Agenda

Move to add the following agenda items under Item VII. New Business, Section a. Applications:

- 3. **SD 22-001:** A proposal for a one-lot subdivision on Woodward Road (Map 10, Lot 25-5), Applicant: Gary McMahon.
- 4. **PDZ 22-001, ZRC 22-003, ZC 22-001:** A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC.

ZRC 22-001: Request to change Zoning Regulations Sec. 4.C.2.5. to add self-storage facilities as a permitted use in the Restricted Business Zone, Applicant: Core Holdings, LLC.

- No action until Public Hearing 4/19/22.

SPR 22-001: A proposal for a Bed & Breakfast with improvements visible from the road at 42 Hyde Road, Village Center Zone, Applicant: Robert & Kelly Bellavance.

Sample Motion

Move to approve the Site Plan Review Application **SPR 22-001** for a Bed and Breakfast with improvements visible from the road at 42 Hyde Road in accordance with all final documents and testimony submitted with the application with the finding that the proposal complies with the Site Plan Objectives and Village Center Design Standards of the Brooklyn Zoning Regulations with the following conditions:

- 1) That the freestanding sign be at least 10’ from the edge of the roadway.
- 2) _____.

ZRC 22-002: Request to amend Zoning Regulations Sec. 7.A.3.4. to allow hanging signs in the Planned Commercial (PC) Zone, Applicant: The Ice Box (Matt & Jenn Nemeth).

Sample Motion

Move to schedule the public hearing for **ZRC 22-002: Request to amend Zoning Regulations Sec. 7.A.3.4. to allow hanging signs in the Planned Commercial (PC) Zone, Applicant: The Ice Box (Matt & Jenn Nemeth)** for the meeting of the Planning and Zoning Commission to be held on May 4, 2022, at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

SD 22-001: A proposal for a one-lot subdivision on Woodward Road (Map 10, Lot 25-5), Applicant: Gary McMahon.

- No action until Inland Wetlands and Watercourses Commission takes action.
- Consider referral to Conservation Commission.

PDZ 22-001, ZRC 22-003, ZC 22-001: A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC.

- Consider referral to other town boards or emergency services.
- Consider need for third party consultants.
- Inland Wetlands and Watercourses Commission does not have jurisdiction at this time.
- You do not have to schedule the Public Hearing immediately.

Sample Motion

Move to schedule the public hearing for **PDZ 22-001, ZRC 22-003, ZC 22-001: A proposal for a Planned Development Zone near and around the intersection of Wolf Den Road and Bush Hill Road, including 538 Wolf Den Road and totaling 13 parcels on 534 acres, Applicant/Owner: Little Dipper Farm, LLC** for the meeting of the Planning and Zoning Commission to be held on May 4, 2022, at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

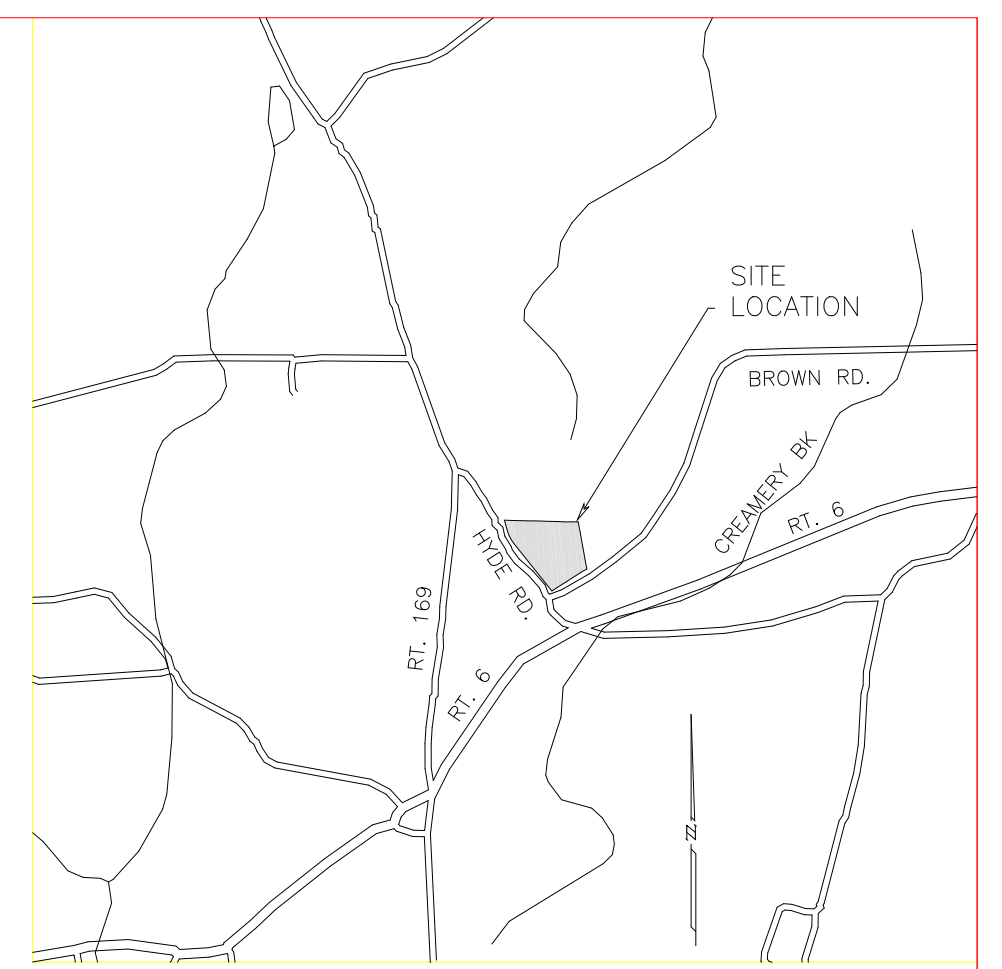
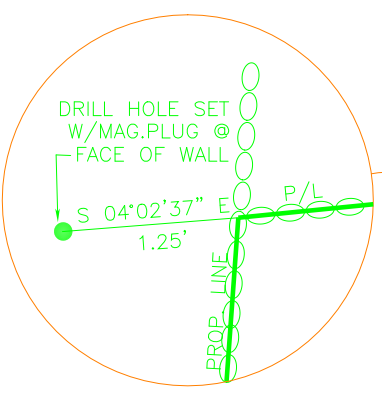
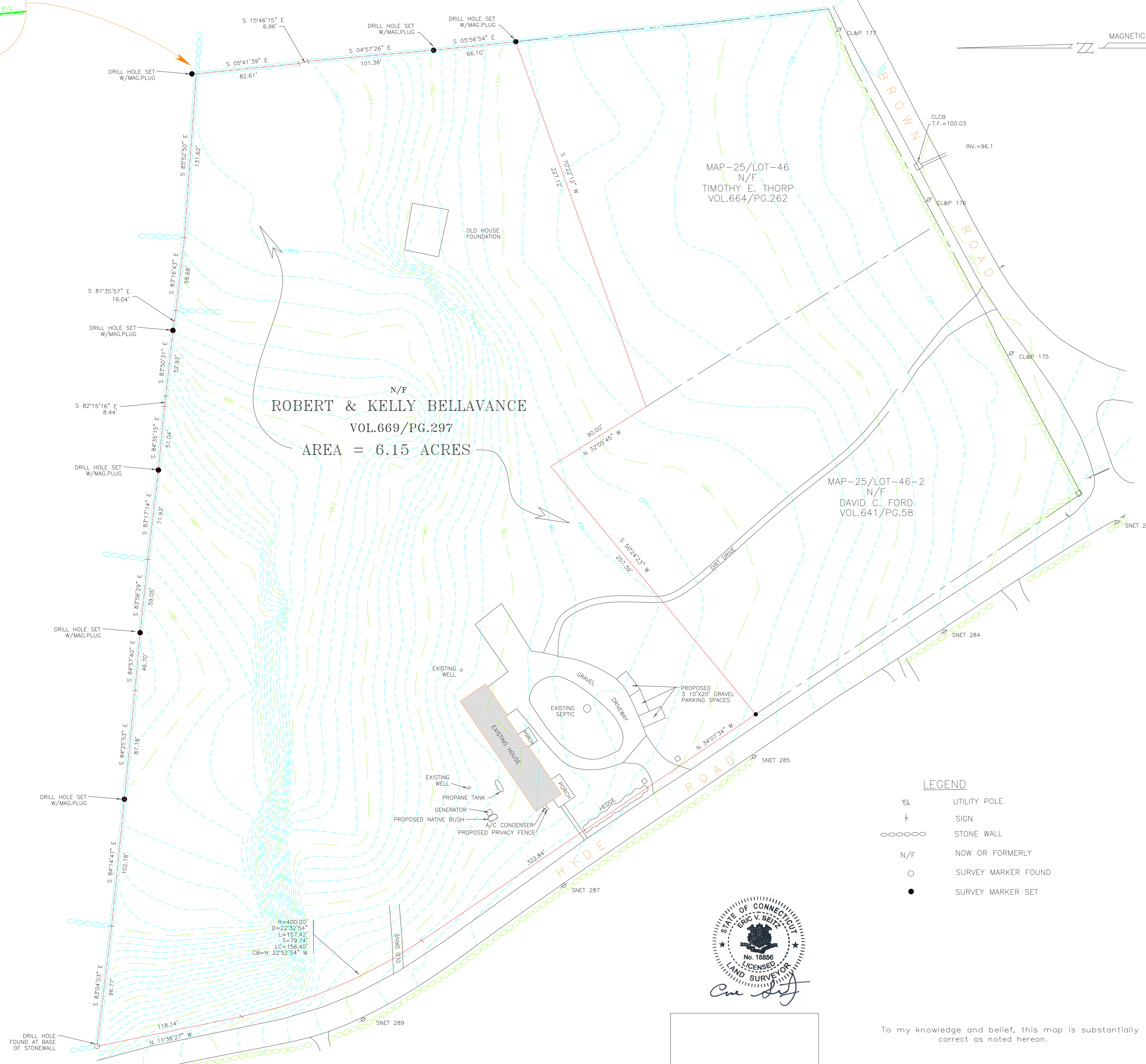
MAP-25/LOT-47
N/F
THE LEARNING CLINIC, INC.
VOL.227/PG.270

MAP-25/LOT-46
N/F
TIMOTHY E. THORP
VOL.664/PG.262

N/F
ROBERT & KELLY BELLAVANCE
VOL.669/PG.297
AREA = 6.15 ACRES

MAP-25/LOT-46-2
N/F
DAVID C. FORD
VOL.641/PG.58

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



LOCATION PLAN
1"=2,000'

NOTES:

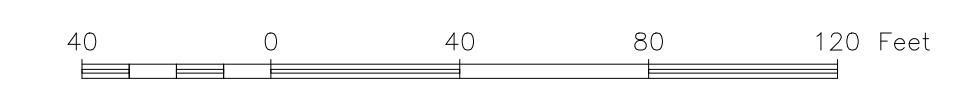
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - Survey Type: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

REFERENCE MAPS:

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

LEGEND

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



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

ERIC SEITZ, Conn. L.S. #18856
860-376-3349

MAP-25 LOT-46 & LOT 46-1
IMPROVEMENT LOCATION SURVEY
PREPARED FOR
ROBERT & KELLY BELLAVANCE
42 HYDE ROAD
BROOKLYN CONNECTICUT
SCALE 1"=40' FEBRUARY 2022
SHEET 1 OF 1
REV.4/5/22

APPLICATION OF THE LITTLE DIPPER FARM LLC

FOR

**THE LITTLE DIPPER FARM (LDF) PLANNED
DEVELOPMENT ZONE**

FOR CONSIDERATION AT

**THE REGULAR MEETING OF
THE BROOKLYN PLANNING & ZONING COMMISSION**

APRIL 6, 2022

INDEX

APPLICATION OF THE LITTLE DIPPER FARM LLC FOR THE LITTLE DIPPER FARM (LDF) PLANNED DEVELOPMENT ZONE PURSUANT TO BZR 5.G

- 5.G.1. Purpose of the LDF Planned Development Zone**
- 5.G.2. The LDF Planned Development Zone is located in an Eligible Area**
- 5.G.3. Directive from the BZR Regarding Preliminary Discussion**
- 5.G.4. Basic Parameters**
 - 1.a. Master Plan**
 - 1.b. Text Amendment Application**
 - 1.c. Zone Change Application**
- 5.G.5. Master Plan Submittal**
 - 5.G.5-1 Overview of the LDF Planned Development Zone**
 - 5.G.5-2 & 5.G.5-4
Conceptual Site Plan, Data Table and Data Table Narrative**
 - 5.G.5-3 Architectural Schematics Shown as Photographic Samples**
 - 5.G.5-5 Additional Documentation**
 - a. Traffic Information**
 - b. Utility Information**
 - c. Statement of How the Proposed Development
Complies with the Plan of Conservation and
Development**
 - 5.G.4-1b Text Amendment Application**
 - 5.G.4.-1c Zone Change Application and The Planned
Development Zone Shown on the Official Zoning
Map of the Town of Brooklyn**

5.G.1. Purpose of the LDF Planned Development Zone

THE LITTLE DIPPER FARM PLANNED DEVELOPMENT ZONE (“LDF” or “LDF Planned Development Zone”)

In accordance with Brooklyn Zoning Regulation (“BZR”) 5.G, the LDF will permit modification of the strict application of the standards and provisions of the BZR to (1) accomplish the development of specific areas in accordance with an overall Master Plan for such area and in accordance with the Plan of Conservation and Development adopted in accordance with CGS § 8-23, as amended; (2) be flexible in order to allow for innovative design techniques, accommodate unique uses and encourage creative approaches to development; (3) promote economic development in appropriate locations which will help meet community needs and be compatible with the community; and (4) result in a development that demonstrates a high regard for design and that is compatible with the historic, cultural and geographic qualities of Brooklyn.

5.G.2. The LDF Planned Development Zone is located in an Eligible Area

As detailed in Section 5.G.5-5c of this Application, the location of the LDF is consistent with the objectives and recommendations of the Brooklyn Plan of Conservation and Development (PCD) because of its historical, current, and future sites of agricultural activity. The LDF will also provide compatible agricultural and non-agricultural uses which will serve as educational and outreach programs and preserve the aesthetic beauty of the farmland, all of key importance to the PCD.

5.G.4. Basic Parameters

Submitted to the Brooklyn Planning and Zoning Commission (“the Commission”) are three (3) applications:

- 1.a. A Master Plan
- 1.b. A Text Amendment Application: the wording of the change applied for is the Master Plan documentation submitted, as approved by the Commission
- 1.c. A Zone Change Application, locating the LDF on the official Zoning Map

5.G.5 MASTER PLAN SUBMITTAL

5.G.5-1 Overview of the LDF Planned Development Zone

THE LITTLE DIPPER FARM PLANNED DEVELOPMENT ZONE (“LDF” OR “LDF PLANNED DEVELOPMENT ZONE”)

The Little Dipper Farm Planned Development Zone is intended to support permaculture and sustainable agriculture in an environment that facilitates public participation, agritourism and non-motorized outdoor recreation. It is also intended for general agricultural uses, low density residential uses, office use and agritourism uses. The LDF will incorporate all uses permitted in the RA Residential-Agricultural Zone and allow other uses governed by the Master Plan approved by the Planning and Zoning Commission in accordance with Section 5.G of the BZR.

5.G.5-2
CONCEPTUAL SITE PLANS

AND

5.G.5-4
DATA TABLE

5.G.5-4
DATA TABLE NARRATIVE

5.G.5-4 Data Table Narrative

RA Residential-Agricultural Zone

The LDF will not supersede the RA Residential-Agricultural Zone but will allow any agricultural, both commercial and non-commercial and low-density residential use permitted by right or by special permit in the RA Residential-Agricultural Zone pursuant to BZR 5.G.7.4.

Grandfathered Uses

The historic buildings and structures on site are non-conforming and their uses legal non-conforming uses under the RA Zone and BZR § 8.B.

The existing uses include both RA and legal nonconforming uses: the Farmhouse; Garage Barn; Greenhouse; Multi-Use Barn, including restaurant and retail store, also used as an Events Facility as defined in BZR § 2.B; Utility Shed, Hay Barn and Gypsy Wagon which was used for overnight stays. The grounds were also used for Events including Outdoor Music Events.

LDF Planned Development Zone Uses

The LDF will allow other uses consistent with the Master Plan and the site plan approval required by 5.G.9. It is recognized that the Master Plan may require fluidity in order to accommodate market changes during the complete development of any project. Notwithstanding this requirement, the uses are proposed to include:

Agritourism—intended for commercial enterprise uses and events which will promote the economic and environmental sustainability of agriculture. The use will attract members of the public to visit the on-site agricultural operations to increase farm income and provide recreation, entertainment and educational experiences to visitors to enhance the public’s understanding and awareness of farming, farm life and the agricultural heritage of the land. Agritourism will include passive recreation: such as walking, running, hiking, trail biking or fishing; and events for the purpose of accommodating a group of diners, patrons, guests or other attendees for functions such as banquets, wedding receptions, parties, entertainment, performances and/or similar gatherings in a farmland setting.

Agritourism Retreat—retreat activities, including overnight occupancy in tents, tent houses, cabins or cottages that will attract members of the public to visit the farmland. Agritourism Retreat will include food and beverage service, recreation and other uses customarily ancillary to outdoor retreats, and will offer programming which promotes an appreciation of the aesthetics of the operations, practices, and products of the farmland.

Office—intended for office, business and administrative use for the management, direction, planning, marketing or conducting agritourism, and may include the administrative offices of a non-profit or charitable organization.

Narrative for Uses Shown on the Data Table:

Reference should be made to the Data Table and/or Master Plan Map for the proposed sites, dimensions and impervious areas of the following uses

Proposed Master Plan Agricultural Residential Uses:

- Barns, including but not limited to Farm Core Barns and Ruminant Barns
- Loafing Sheds¹
- Silvopasture² Sheds
- Residential House
- Hoop Houses³
- Work-Yards

Proposed Master Plan Agritourism Uses:

- Farm Pavilion
- Multi-Use Barn Restaurant
- Multi-Use Barn Retail Store
- Multi-Use Barn Event
- Multi-Use Barn Office
- Star-Gazing Silos
- Boat House
- Docks
- Forest Education Structures
- Yoga Pavilion
- Stargazing Pavilion
- Outdoor Stone Pizza Oven⁴

Proposed Master Plan Uses Accessory to Agritourism:

- Trail Head Support Building
- Restrooms
- Maintenance Buildings
- Storage Buildings

¹ A loafing shed is for cattle in which they range at will on a heavy bedding of straw rather than occupy fixed stanchions.

² Silvopasture is the deliberate integration of trees and grazing livestock operations on the same land. These systems are intensively managed for both forest products and forage, employing agronomic principals, typically including native pasture grasses and rotational grazing systems that employ short grazing periods which maximize vegetative plant growth and harvest.

³ Hoop Houses are small, semi-portable structures that can be used as a small greenhouse structure for starting seedlings and for growing heat-loving vegetables. A hoop house provides frost protection, limited insect protection, and season extension.

⁴ The outdoor stone pizza oven will be used for farm produce cooking demonstrations and events that involve food service.

- Work yards
- Farm Member Parking
- Staff Parking
- Guest Parking
- 15-Minute Parking
- Handicapped Parking
- Commercial Vehicle Parking
- Trail Head Parking
- Overflow Parking

Proposed Master Plan Agritourism Retreat Uses:

- Bath Houses
- Lobby / Reception / Check-In
- Food and Beverage Service, including the service of alcoholic beverages
- Boat House
- Dock
- Lodging Sites
- Staff Housing
- Recreational Use⁵
- Retail Store

Proposed Master Plan Uses Accessory to Agritourism Retreat:

- Support Buildings
- Back of House Building⁶
- Maintenance Buildings
- Staff Housing
- Patios
- Guest Parking
- Staff Parking
- Lobby / Reception Parking
- Food Service Parking
- Commercial Vehicle Parking
- Overflow Parking

⁵ The Agritourism use will include activities such as guided nature walks, guided mediations, yoga or other exercise classes, fishing, bird watching, hiking, trail biking, wild foraging tours and craft workshops.

⁶ Back of House areas are non-public areas, within and/or surrounding a venue, for use by staff members and generally those areas of the venue designed to support the operation.

Proposed Master Plan Office Uses:

- Office, Business
- Office, Administrative

Proposed Master Plan Accessory to Office Uses:

- Office Staff Parking

5.G.5-3
ARCHITECTURAL SCHEMATICS SHOWN AS
PHOTOGRAPHIC SAMPLES

5.G.5-5c

**STATEMENT OF HOW THE PROPOSED
DEVELOPMENT COMPLIES WITH THE PLAN OF
CONSERVATION AND DEVELOPMENT**

5.G.5-5d Consistency with the Plan of Conservation and Development.

The location and uses of the LDF are consistent with the objectives and recommendations of the Plan of Conservation and Development (PCD) adopted in accordance with Con. Gen. Stat. § 8-23, as amended, because it is the site of agricultural activity that dates back many hundreds of years as a sheep farm and plans to continue farm operation. As stated in the PCD, “[s]urveyed residents consistently cited farmland preservation, the rural quality of the Town, and agricultural heritage as very important priorities.” The LDF will continue this agricultural heritage as a farm for crops such as elderberries, hay, pumpkins, shiitake mushrooms, and a variety of fruits, vegetables and eggs for community-supported agriculture (CSA).

The LDF will support the viability and preservation of Brooklyn farmland, preserving a very high priority of Brooklyn’s PCD. In addition to contributing to the farming priority of the town, the LDF will maintain the aesthetic beauty and rural landscape present on the land. The LDF will promote a viable agricultural cluster. The LDF is located near other working farms in the northwestern corner of Brooklyn. One of the largest existing agricultural draws to the area, Lapsley Orchard, is a short distance away. There are numerous agricultural operations in the immediate vicinity.

Economic and environmental sustainability of agriculture will be promoted with a creative approach to development. While innovative, the use is simultaneously a through line to the property’s history as a nationally renowned restaurant, The Golden Lamb Buttery, which brought people to enjoy the farm-fresh food, as well as the views and experience of the beautiful farm property. The Golden Lamb Buttery together with Hillandale Farm were pioneers in creating a one-of-a-kind hospitality experience featuring hayrides with cocktails, live entertainment and farm to table dining. The Golden Lamb Buttery also offered a store with value-added farm products, art and souvenirs. Similarly, the LDF will provide a restaurant and store as well as opportunities for agritourism, including educational programming, day and overnight agritourism retreats, and non-motorized outdoor recreation.

The LDF uses will draw people from surrounding metro areas to Brooklyn for day trips and weekend stays. The primary focus of the tourism is to be the sustainable farming happening on the property. Fitting right into the PCD is the concept of farm membership, bringing people for recreation, farm-fresh food, education, activities, retreats, tours and other events, which use blends agricultural and non-agricultural land uses, while safeguarding the aesthetic of the land.

In keeping with Recommendation Number 16 of the Agriculture Section of the Plan of Conservation and Development, the PCD plans to utilize silvopasture as an agroforestry practice to integrate livestock and forage production. The management of trees will be intentionally integrated into livestock grazing to improve farm production.

As an underpin to the farm education, the LDF will provide office and programming space for all ages that will serve as a Visitor Center and educational hub. The use which attracts members and provides public education and information exactly reflects Recommendation Number 4 in the PCD: “Encourage educational and outreach programs to promote the further understanding of the benefits of locally produced foods, local farm operations, and how agriculture can be continued to be supported in Brooklyn.” The combination of uses permitted in the LDF will create a farm weekend or day trip destination, providing an economic boost not only to the farm but to the Town of Brooklyn as a whole.

5.G.4-1b
TEXT AMENDMENT APPLICATION

**TOWN OF BROOKLYN
TEXT AMENDMENT APPLICATION**

Date: **April 4, 2022** Check # _____ Application # _____

Public Hearing Date: _____ Commission Action Date: _____ Effective Date: _____

Name of Applicant: **The Little Dipper Farm LLC** Phone: **860-617-5518**
Contact: **Venus Corriveau**

Applicant's interest in the subject property: **Owner**

Mailing Address: **499 Wolf Den Road Brooklyn Connecticut 06234**

Request: **According to Brooklyn Zoning Regulations (BZR) § 5.G.7 accept The Little Dipper Farm Planned Development Zone (LDF) Master Plan materials as a distinct part of the text of the BZR and to modify Section 5.G.11 to reference the approved Master Plan and any conditions of approval, to wit:**

5.G.11.A. Planned Development Zone 1, The Little Dipper Farm Planned Development Zone (LDF) approved by the Commission at a meeting on _____, effective on _____, and filed on the land records at Volume ____, Page _____ and/or Map File _____.

5.G.4.-1c
ZONE CHANGE APPLICATION

**TOWN OF BROOKLYN
ZONE CHANGE APPLICATION**

Date: **April 4, 2022** Check # _____ Application # _____

Public Hearing Date: _____ Commission Action Date: _____ Effective Date: _____

Date Abutters Notified: _____ Date Sign Posted: _____

Name of Applicant: **The Little Dipper Farm LLC** Phone: **860-617-5518**
Contact: **Venus Corriveau**

Applicant's Interest in the Property: **Owner**

Mailing Address: **499 Wolf Den Road Brooklyn Connecticut 06259**

Request For Approval of **The Little Dipper Farm Planned Development Zone (LDF)**

Currently **RA Zone**

Reason for the request: **In conjunction with the requested approval of The Little Dipper Farm LLC (LDF) Planned Development Zone; Change of Zone from RA to The Little Dipper Farm LCC (LDF) Planned Development Zone for all following lots:**

MAP 18 LOT 18	MAP 18 LOT 19	MAP 18 LOT 19-B
MAP 18 LOT 19B-2	MAP 18 LOT 19-4	MAP 18 LOT 19-6
MAP 18 LOT 19-7	MAP 19 LOT 18-A	MAP 19 LOT 9-B
MAP 19 LOT 19-B	MAP 19 LOT 19-C	MAP 19 LOT 18-B-2
MAP 20 LOT 4-B		

5.G.4.-1c

**PLANNED DEVELOPMENT ZONE SHOWN ON THE
OFFICIAL ZONING MAP OF THE TOWN OF
BROOKLYN**

The Little Dipper Farm LLC
499 Wolf Den Road
Brooklyn CT 06234

April 5, 2022

Town of Brooklyn
Planning and Zoning Commission
4 Wolf Den Road
PO Box 356
Brooklyn CT 06234

Re: Planned Development Zone Application
The Little Dipper Farm LLC

To the Town of Brooklyn Planning and Zoning Commission:

I am the Managing Member of The Little Dipper Farm LLC. The Little Dipper Farm LLC is the owner of the parcels involved in the Planning Development Zone Application and supports the application.

I am authorized to sign the acknowledgement and support of the application on behalf of The Little Dipper Farm LLC.

Very truly yours,



Venus Corriveau, Authorized
Managing Member
The Little Dipper Farm LLC

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

April 1, 2022

Lori Corriveau
Little Dipper Farm, LLC
499 Wolf Den Road
Brooklyn, CT 06234
Email: loricorriveau@gmail.com

RE: Little Dipper Farm Property – Utility Statement
Wolf Den / Bush Hill Road
Brooklyn, CT
CLA –7043

Dear Lori,

As requested, we have studied the existing utility infrastructure in place and estimated the utility infrastructure likely needed for the proposed Little Dipper Farm Development. We note that this study is preliminary in nature and intended to give you a general snapshot of existing infrastructure in place and anticipated infrastructure to be developed to service your proposed use.

The subject property is delineated on the plan entitled “Master Plan Sketch – Overall – Little Dipper Farm, 499 Wolf Den Rd, Brooklyn, CT, Sheet A01 prepared by Shelter Design Architecture, Dated 3-30-22. We will refer to this plan throughout our study.

The future development of the property that is subject to the more intense infrastructure needs is broken into two sections. The first section is located just east of the Wolf Den Road/Bush Hill Road (existing Golden Lamb barn area) intersection and will be called “Farm Core” to be consistent with the above referenced plan. The second section is located on the northeast side of the property pond and will be called “North East”, again to be consistent with the above referenced map.

The following existing utilities are available to the site via either Wolf Den or Bush Hill Road:

- Electricity – Eversource
- Communication – Frontier
- Cable – Spectrum
- Drainage – Town of Brooklyn/On-site

The following utilities must be handled on site as there is no public option:

- Domestic Water: Private wells
- Sewer: Private septic system

General discussions with Eversource indicate that they can support this development and will upgrade their infrastructure as needed. Due to minimal anticipated impervious surfaces in the proposed development in comparison to the amount of existing available undeveloped land, we assume stormwater management can be handled effectively on site. Our focus will therefore center on the what is needed to provide the onsite sewer and water service for this development.

Sewer:

Below are the proposed uses and respective estimated sewer/water flows for the two sections of the development (CT Public Health Code design flows were utilized):

Farm Core

Barn Restaurant: 100 seats @30 gpd/seat = 3,000 gpd

North East

Retreat Lodging: 50 Camp Sites @75 gpd/site = 3,750 gpd

Staff Lodging: 5 staff @ 150 gpd = 750 gpd

Total North East = 4,500 gpd

Total Site =7,500 gpd

Sewer flows less than or equal to 7,500 gpd will fall under the jurisdiction of the CT Public Health Department and the Northeast District Department of Health.

We have performed a review of the existing soil conditions (as mapped by NRCS) to estimate the most advantageous location to site the leaching fields. In general, we are trying to select soils with a reasonable infiltration rate and a low water table/restrictive layer. These conditions will minimize the size of the leaching field. Conversely soils with a slower infiltration rate and higher water table/restrictive layer will require a larger leaching field or may prevent siting of the leaching field. In addition, we are trying to choose areas that maintain a certain distance from what is considered “a point of concern” which could be a wetland, water course or neighboring property boundary. Also areas that have some slope will allow more flexibility in the configuration of the leaching field while level slopes may require certain leaching field configurations that a property may not support.

The existing barn restaurant in the “Farm Core” area is serviced by an existing septic system under the jurisdiction of the local health department (NDDH). According to NDDH records on file, this system is comprised of a 1,500 gallon septic tank, a 1,000 gallon grease trap and a leaching field designed to handle 1360 gpd and expanded in 2012. The actual permit states that the system will handle a “seasonal” restaurant capacity of 75 seats. It is unclear what the seasonal designation means. The permit file also references that the site has an event capacity of 150 persons.

If domestic sewer use at the Farm Core area is increased as proposed, the existing septic system would need to be expanded.

Soils in the vicinity of the Farm Core area are Woodbridge (45B & 47C) according to NRCS mapping. In general, these soils have a slow infiltration rate and a high water table/restrictive layer. Siting of the leaching field in this area will likely require a “fill system” due to the anticipated shallow groundwater/restrictive layer. Fill systems are required when there is not sufficient separation from naturally occurring soils and the seasonal high groundwater/restrictive layer. We also note that these soils, on occasion, contain pockets of inland wetlands which could potentially hinder use of these soils for leaching fields. An approximate area was sized based on an assumed soil permeability rate and the estimated flows. We estimated that potentially up to 13,000+/- SF could be required to site this system. An area is shown on the above referenced map (#43) and signifies a potential leaching field site area for the Farm Core.

Soils in the vicinity of the North East area vary from Canton and Charlton (62C) in the southern region and change to Woodbridge (47C) and then Paxton and Montauk (84B) as you move north. We recommend splitting the leaching field up and siting it in two areas utilizing the preferred soils (Canton & Charlton / Paxton & Montauk). Approximate leaching field areas were sized based on an assumed soil permeability rate and the estimated flows. We estimate this leaching field could require up to 15,000+/- SF in the Canton & Charlton soil area (#37 on referenced map) and up to 15,000+/- SF in the Paxton & Montauk soil area (#44 on referenced map). These areas signify potential leaching field site areas for the North East area.

Sewer collection would be accomplished in both sections through a combination of gravity piping or force main pumping as needed.

Water:

Permitting the proposed water system for both the Farm Core and the North East area will fall under the jurisdiction of the CT Department of Public Health. Both systems will be classified as Transient Non-Community Systems (T/NC System) which service at least 25 people throughout the year, provided they are not the same 25 people over a 6-month period.

The existing barn restaurant in the Farm Core area is currently permitted through the CT Department of Public Health (CT DPH) as a T/NC system. Based on information from the well driller (Laframboise), an existing hand dug well was replaced as part of this system in 2015. A new well was drilled to a depth of 540' (using 240' of casing) and has a yield of 10 gpm. According to the well driller, the well yield was more than 10 gpm but must be maintained at 10 gpm due to a minimum separation of 75' from the existing building septic system (a 150' separation from a pollution source is required to draw more than 10 gpm from a well).

The proposed increase in restaurant seating capacity will not change the status of the existing CT DPH water system permit. Potential upgrades to the system related to storage may be needed to support the increased water consumption.

A new separate water system for the proposed North East area would need to be installed to service this area. A new well or wells would need to be sited in this area. A potential well siting area has been shown on the above referenced map (circular blue area with "W" just below area 35). Well yield and quality will determine the need for storage and treatment. Water distribution would be accomplished through pumping the stored water via underground piping for this section.

In conclusion, we find that based on current available data providing on-site sewer and water services are feasible for the proposed development.

Please contact us with any questions.

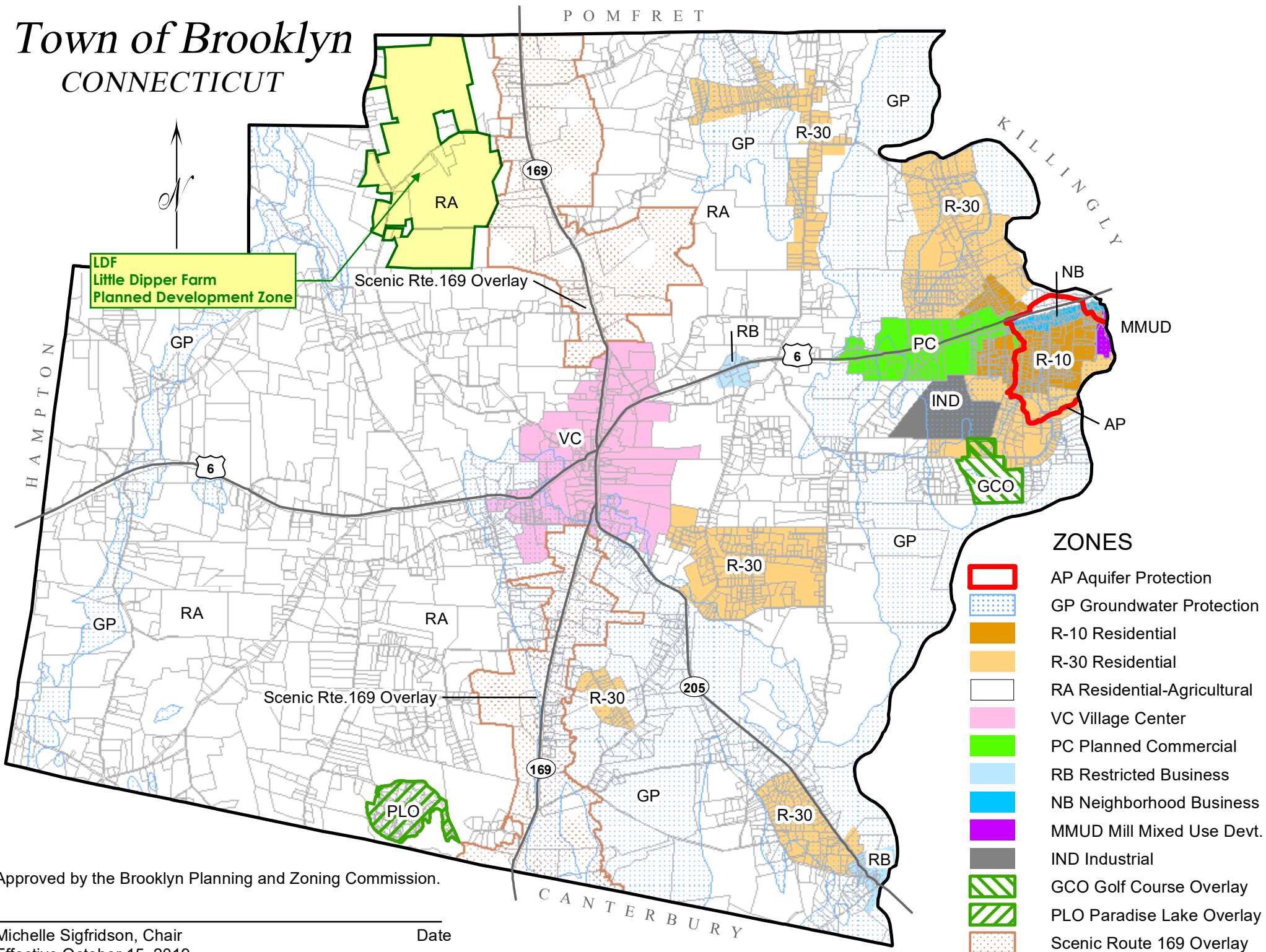
Sincerely,

A handwritten signature in blue ink, appearing to read "R. DeLuca", is written over a faint rectangular stamp or watermark.

Robert A. DeLuca, P.E.

Town of Brooklyn

CONNECTICUT



ZONES

-  AP Aquifer Protection
-  GP Groundwater Protection
-  R-10 Residential
-  R-30 Residential
-  RA Residential-Agricultural
-  VC Village Center
-  PC Planned Commercial
-  RB Restricted Business
-  NB Neighborhood Business
-  MMUD Mill Mixed Use Devt.
-  IND Industrial
-  GCO Golf Course Overlay
-  PLO Paradise Lake Overlay
-  Scenic Route 169 Overlay

Approved by the Brooklyn Planning and Zoning Commission.

Michelle Sigfridson, Chair
Effective October 15, 2019.

Date



LITTLE DIPPER FARM



ARCHITECTURAL
PHOTOGRAPHIC
SAMPLES FOR PDZ

03.30.2022



EXISTING FARM CORE

FARMHOUSE, GARAGE BARN, GREENHOUSE, MULTI-USE BARN, UTILITY SHED



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

2

FARM EXPANSION

FARM CORE BARN, RUMINANT BARN, AGRICULTURAL BARNs A-D



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

3

FARM EXPANSION

FARM CORE BARN, RUMINANT BARN, AGRICULTURAL BARN A-D



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

4

FARM EXPANSION

HOOP HOUSES, HIGH TUNNELS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

5

FARM EXPANSION

HOOP HOUSES, HIGH TUNNELS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

6

FARM EXPANSION

STONE PIZZA OVEN



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

7

FARM EXPANSION

LOAFING SHEDS, SILVOPASTURE SHEDS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

FARM EXPANSION

LOAFING SHEDS, SILVOPASTURE SHEDS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

FARM EXPANSION

PORTABLE ELECTRICAL FENCE, PERMANENT FENCING



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

10

AGRITOURISM

FARM PAVILION



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

11

AGRITOURISM

FARM PAVILION



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

12

AGRITOURISM

STAR GAZING SILO



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

13

AGRITOURISM

FOREST EDUCATION STRUCTURES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

14

AGRITOURISM

YOGA AND STAR-GAZING PAVILION



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

15

AGRITOURISM / RETREAT

LODGING SITES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

16

AGRITOURISM / RETREAT

EVENT TENT + SUPPORT BUILDING



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

17

AGRITOURISM / RETREAT

BATH HOUSES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

18

AGRITOURISM / RETREAT

BATH HOUSES



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

19

AGRITOURISM / RETREAT

BOAT HOUSE + DOCK



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

20

AGRITOURISM / RETREAT

BOAT HOUSE + DOCK



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm

Brooklyn, CT

03.30.2022

SHELTER

21

AGRITOURISM / RETREAT

BACK OF HOUSE BUILDINGS, SUPPORT BUILDINGS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

22

AGRITOURISM / RETREAT

BACK OF HOUSE BUILDINGS, SUPPORT BUILDINGS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

23

AGRITOURISM / RETREAT

BACK OF HOUSE BUILDINGS, SUPPORT BUILDINGS



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

03.30.2022

SHELTER

24

AGRITOURISM / RETREAT

MOBILE GUEST UNITS / STAFF HOUSING



ARCHITECTURAL PHOTOGRAPHIC SAMPLES

Little Dipper Farm
Brooklyn, CT

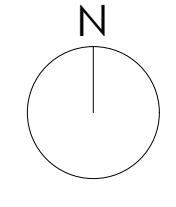
03.30.2022

SHELTER

25



5.G.5-2a-d.1
1 Conceptual Site Plan Overall
 1" = 350'-0"



BUSH HILL BROOK	FLOOD ZONE	WATER / POND	ATV PATH / 8FT WIDE
BUSH HILL HISTORIC DISTRICT	MAIN ROAD	WETLANDS	PEDESTRIAN PATH (+/- 5 FT WIDE)
DEED RESTRICTED AREAS	PROPERTY SETBACK	SILVOPASTURE	EXISTING MOWED PATH
EASEMENT	STONEWALLS	PARKINGS	SEPTIC FIELD
EXISTING BUILDINGS	TOWN LINE	TWO WAY VEHICULAR ROADS (±24' FT)	LDF PROPERTY LINE
PROPOSED BUILDINGS	OWNERSHIP LINES	ONE WAY VEHICULAR ROADS (±12' FT)	LANDSCAPE BUFFER
PROPOSED WELL LOCATION	UTILITY POLE	LODGING SITE SYMBOL	ADA LODGING SITE SYMBOL
	4 X4 TRANSFORMER		
	3 PHASE ELECTRICAL SERVICE AT MULTI USE BARN		

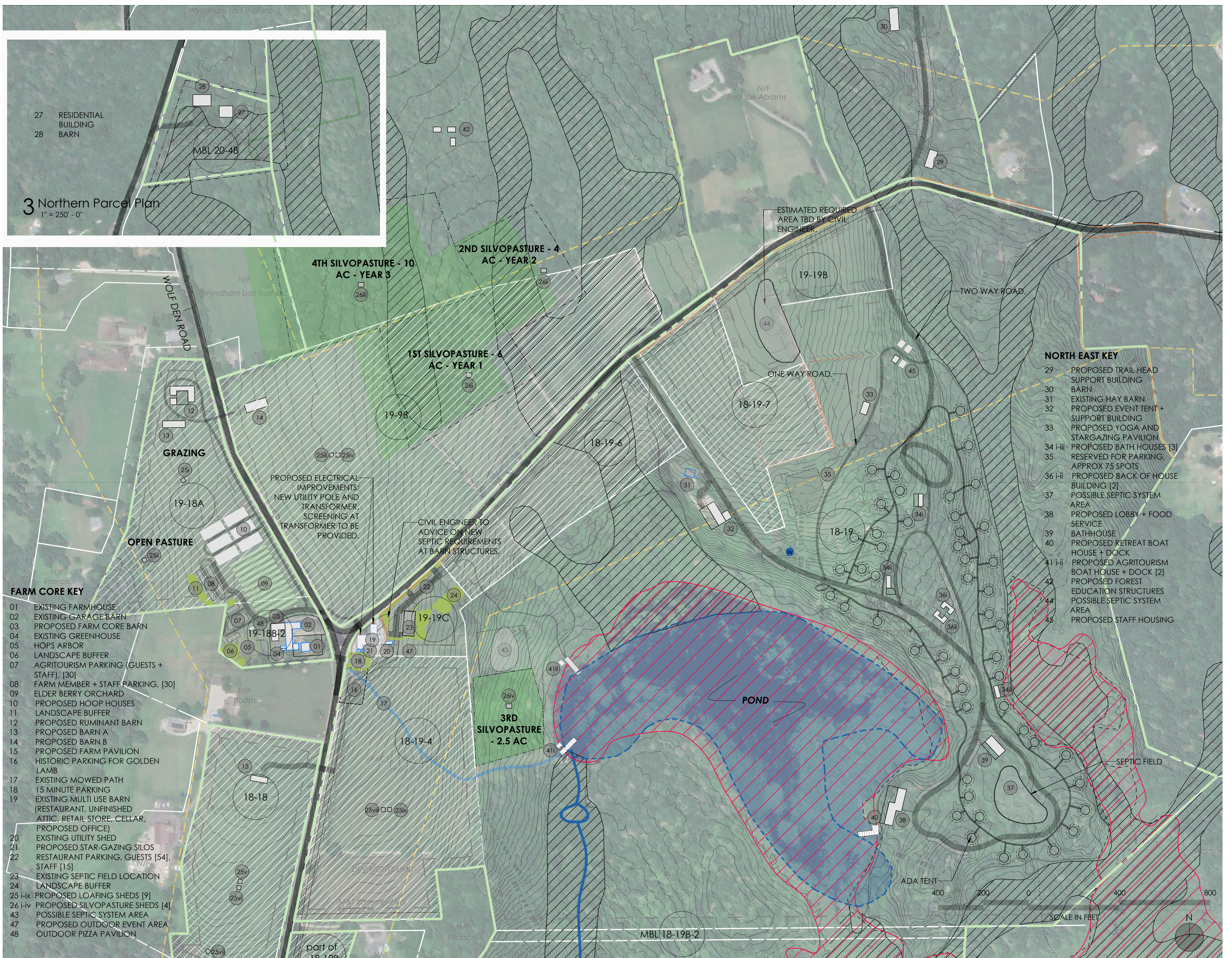
CONCEPTUAL SITE PLAN OVERALL - 1" = 350'-0"

03.30.2022

Little Dipper Farm
 499 Wolf Den Rd, Brooklyn, CT

SHELTER

A01



5.G.5-2a-d,f
1 Conceptual Master Plan Sketch
 1" = 250'-0"

5.G.5-4a-e
2 Data Table

EXISTING ZONING DISTRICT - RA
 RESIDENTIAL-AGRICULTURAL ZONE

PROPOSED ZONING DISTRICT - LDF
 SPECIAL ZONING AREA - LITTLE DIPPER FARM

EXISTING USE AGRICULTURAL RESIDENTIAL
 AGRICULTURAL, BOTH COMMERCIAL AND NON-COMMERCIAL AND LOW DENSITY RESIDENTIAL USES. NOW CHANGE TO EXISTING ZONING DIMENSIONAL STANDARDS BZR § 3.C

LEGEND:

	BUSH HILL BROOK		FLOOD ZONE		WATER / POND		ATV PATH / 8FT WIDE
	BUSH HILL HISTORIC DISTRICT		MAIN ROAD		WETLANDS		PEDESTRIAN PATH (+/- 5 FT WIDE)
	DEED RESTRICTED AREAS		PROPERTY SETBACK		SILVOPASTURE		EXISTING MOWED PATH
	EASEMENT		STONEWALLS		PARKING		SEPTIC FIELD
	EXISTING BUILDINGS		TOWN LINE		TWO WAY VEHICULAR ROADS (±24' FT)		LDF PROPERTY LINE
	PROPOSED BUILDINGS		OWNERSHIP LINES		ONE WAY VEHICULAR ROADS (±12' FT)		LANDSCAPE BUFFER
	PROPOSED WELL LOCATION		UTILITY POLE		3 PHASE ELECTRICAL SERVICE AT MULTI USE BARN		ADA LODGING SITE SYMBOL
	TRANSFORMER		LOGGING SITE SYMBOL		LOGGING SITE SYMBOL		ADA LODGING SITE SYMBOL

GENERAL NOTES:

- Wetlands indicated reflect the National Wetlands Inventory as documented on Survey prepared by Archer Surveying LLC.
- Proposed locations of Buildings, Tents, Paths, and Roads are conceptual and subject to further review and development with authorities having jurisdiction.
- See Civil documents for information pertaining to provision of water, sewer, drainage, and other utilities (as per 5.G.5-2e.)

TOTAL EXISTING LOT AREA (IN BROOKLYN CT):		534.42	Ac
PARCEL(S) NO.	ACREAGE	FRONTAGE	
18-18	11.80	1,146 FT	
18-19	156.87	1,023 FT	
18-19B	77.25	500 FT	
18-19B-2	2.30	N/A	
18-19-4	16.53	1,143 FT	
18-19-6	8.93	1,213 FT	
18-19-7	8.38	409 FT	
19-9B	222.30	3,199 FT	
19-18A	12.97	1,151 FT	
19-18B-2	2.86	301 FT	
19-19B	6.48	817 FT	
19-19C	3.26	643 FT	
20-4B	4.49	513 FT	

PRINCIPLE BUILDING SETBACKS

MINIMUM REQUIRED FRONT YARD SETBACK	50 FT
MINIMUM REQUIRED SIDE YARD SETBACK	40 FT
MINIMUM REQUIRED REAR YARD SETBACK	40 FT
	35 FT

NOTE: ALL PROPOSED PRINCIPLE BUILDINGS SHALL COMPLY WITH SETBACK STANDARDS AND MAXIMUM BUILDING HEIGHT.

ACCESSORY BUILDING SETBACKS

MINIMUM REQUIRED FRONT YARD SETBACK	50 FT
MINIMUM REQUIRED SIDE YARD SETBACK	20 FT
MINIMUM REQUIRED REAR YARD SETBACK	20 FT
MAXIMUM BUILDING HEIGHT	35 FT

NOTE: ALL PROPOSED ACCESSORY BUILDINGS SHALL COMPLY WITH SETBACK STANDARDS AND MAXIMUM BUILDING HEIGHT, WITH THE EXCEPTION OF THE STAR-GAZING SILO. SEE PROPOSED BUILDING AREA.

EXISTING BUILDING FLOOR AREA		20,747	SF	
PARCEL No	ID#	BLDG F.A.	COVERAGE	
19-18b	01	EXISTING FARMHOUSE	2,860 SF	1,430 SF
19-18b	02	EXISTING GARAGE BARN	4,264 SF	4,264 SF
19-18b	04	EXISTING GREENHOUSE	486 SF	486 SF
19-19C	19	EXISTING MULTI USE BARN	11,787 SF	5,650 SF
19-19C	19	RESTAURANT USE	3,500 SF	
19-19C	19	UNFINISHED ATTIC	2,200 SF	
19-19C	19	RETAIL STORE	437 SF	
19-19C	19	CELLAR	5,650 SF	
19-19C	20	EXISTING UTILITY SHED	350 SF	350 SF
18-19-6	31	EXISTING HAY BARN	1,000 SF	1,000 SF

NOTE: 1. BUILDING AREAS ARE APPROXIMATE, BASED ON APPRAISAL DOCUMENT. 2. THE CALCULATION OF FLOOR AREA SHALL NOT INCLUDE AREAS WHICH ARE LOCATED BELOW GRADE W/ TWO THIRDS OR MORE OF THE CLEAR HEIGHT BELOW THE AVERAGE GRADE.

PROPOSED BUILDING FLOOR AREA - AGRICULTURAL RESIDENTIAL		30,905	SF	
PARCEL No	ID#	BLDG F.A.	COVERAGE	
19-18B	03	PROPOSED FARM CORE BARN	900 SF	900 SF
19-18A	12	PROPOSED RUMINANT BARN	5,080 SF	5,080 SF
19-18A	13	PROPOSED BARN A	3,000 SF	3,000 SF
19-9B	14	PROPOSED BARN B	3,000 SF	3,000 SF
VARIOUS	25i-ix	PROPOSED LOAFING SHEDS [9]	2,925 SF	2,925 SF
19-19B	26i-iv	PROPOSED SILVOPASTURE SHEDS [4]	4,000 SF	4,000 SF
20-4B	27	PROPOSED RESIDENTIAL HOUSE	4,000 SF	2,000 SF
20-4B	28	PROPOSED BARN C	4,000 SF	4,000 SF
19-9B	30	PROPOSED BARN D	4,000 SF	4,000 SF

PROPOSED BUILDING FLOOR AREA - AGRITOURISM		10,575	**	
PARCEL No	ID#	BLDG F.A.	COVERAGE	
18-18	15	PROPOSED FARM PAVILION	1,875 SF	1,875 SF
19-19C	19	EXISTING MULTI USE BARN	(See Existing Building Area Above)	
19-19C	19	EXISTING RESTAURANT USE	3,500 SF	
19-19C	19	EXISTING RETAIL STORE	437 SF	
19-19C	19	PROPOSED EVENT USE	3,000 SF	
19-19C	19	PROPOSED OFFICE USE	2,000 SF	
19-19C	21	PROPOSED STAR-GAZING SILOS*	1,200 SF	1,200 SF
19-9B	29	PROPOSED TRAIL HEAD SUPPORT BUILDING	3,000 SF	3,000 SF
18-19	41i-ii	PROPOSED AGRITOURISM BOAT HOUSE + DOCK [2]	1,800 SF	1,800 SF
19-9B	42	PROPOSED FOREST EDUCATION STRUCTURES	2,400 SF	2,400 SF
19-18B	48	PROPOSED OUTDOOR PIZZA PAVILION	300 SF	300 SF

* STAR-GAZING SILO WILL EXCEED 35' HEIGHT LIMIT
 ** DOES NOT TALLY EXISTING USES

PROPOSED BUILDING FLOOR AREA - AGRITOURISM RETREAT		78,650	SF	
PARCEL No	ID#	BLDG F.A.	COVERAGE	
18-19	32	PROPOSED EVENT TENT + SUPPORT BLDG	5,500 SF	5,500 SF
18-19	34i-iii	PROPOSED BATH HOUSES [3]	3,600 SF	3,600 SF
18-19	36i-ii	PROPOSED BACK OF HOUSE BUILDING [2]	1,250 SF	1,250 SF
18-19	38	PROPOSED LOBBY + FOOD SERVICE*	5,000 SF	5,000 SF
18-19	39	PROPOSED ALT EVENT TENT + SUPPORT BLDG	5,500 SF	5,500 SF
18-19	40	PROPOSED RETREAT BOAT HOUSE + DOCK	3,600 SF	3,600 SF
18-19	45	PROPOSED STAFF HOUSING	3,200 SF	3,200 SF
18-19, 18-19B, 18-19B-2	---	PROPOSED LODGING SITES	51,000 SF	51,000 SF

*Food service is open to RETREAT guests and the public. RETREAT guests will use RETREAT parking and additional parking will serve non-RETREAT guests.

TOTAL AGRITOURISM RETREAT LOT AREA		236.42	Ac
LOCATED ON LOT(S):			
18-19		156.87	Ac
18-19B-2		2.30	Ac
18-19B*		77.25	Ac
*PARTIAL CT STATE DEVELOPMENT RESTRICTION ALONG WOLF DEN ROAD			
APPROX. WETLAND AREA ON PARCELS 18-19, 18-19B-2, & 18-19B			
APPROX. AREA OF POND			
-2.46 Ac			
-47.62 Ac			
-22.80 Ac			

PROPOSED NUMBER OF LODGING SITES		50	SITES
PARCEL No	ID#		
18-19		PROPOSED LODGING SITES (900 SF)	35
18-19		PROPOSED LODGING SITES (1,300 SF)	15

PROPOSED APPROX. IMPERVIOUS AREAS (SITE WIDE)		623,072	SF
ID#			
	PROPOSED BUILDING COVERAGE	184,610	SF
	PROPOSED PEDESTRIAN PATHS (+/- 5 FT WIDE)	64,020	SF
	PROPOSED TWO WAY VEHICULAR ROADS (±24' FT)	210,504	SF
	PROPOSED ONE WAY VEHICULAR ROADS (±12' FT)	17,136	SF
	PROPOSED DECKS	10,039	SF
	PROPOSED WORK-YARDS	32,771	SF
10	PROPOSED HOOP HOUSES	18,000	SF
33	PROPOSED YOGA AND STARGAZING PAVILION	1,000	SF
	PROPOSED SITE WIDE PARKING	84,992	SF

PROPOSED AGRICULTURAL PARKING		30	SPOTS
PARCEL No	ID#		
19-18A	08	FARM MEMBER + STAFF	30

PROPOSED AGRITOURISM PARKING		139	SPOTS
PARCEL No	ID#		
19-18B-2	07	AGRITOURISM GUESTS + STAFF	30
19-19C	18	15 MINUTE PARKING	12
19-19C	22	RESTAURANT GUESTS	27
19-19C	22	RESTAURANT STAFF	10
19-9B		TRAIL HEAD + OVERFLOW PARKING	60

PROPOSED AGRITOURISM RETREAT PARKING		123	SPOTS
PARCEL No	ID#		
18-19		RETREAT GUESTS	58
18-19		RETREAT STAFF	15
18-19		LOBBY/ CHECK-IN	20
18-19		VISITOR PARKING	30

CONCEPTUAL MASTER PLAN SKETCH - 1" = 250'-0"

03.30.2022



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
By _____

Application # SD 22-001
Check # 5022

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant GARY McHANNON Phone 800-460-2196
Mailing Address 385 LAUREL HILL RD NORWICH CT 06250
Applicants Interest in the Property OWNER

Property Owner SAME Phone _____
Mailing Address _____

Name of Engineer/Surveyor ARCHER SURVEYING/KWP ASSOC
Address 18 REALDANCE RD BROOKLYN CT
Contact Person BRUCE WOODS Phone 860 928 1921 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision Re subdivision _____
Property location WOODWARD RD
Map # 10 Lot # 25-5 Zone RA Total Acres 3.78 Acres to be Divided 3.78
Number of Proposed Lots 1 Length of New Road Proposed NA
Sewage Disposal: Private Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary NA Storm NA
Water: Private Public _____

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

The following shall accompany the application when required:

- 4.2.2 Fee \$ _____ State (\$60.00) _____
- 4.2.3 Sanitary Report _____
- 4.2.5, 3 copies of plans _____
- 4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.
- 4.2.6 Erosion & Sediment Control Plans
- 4.2.7 Certificate of Public Convenience and Necessity
- 4.2.8 Applications filed with other Agencies

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: [Signature] Date 4-1-22

Owner: [Signature] Date 4-1-22

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



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

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

October 19, 2020

Gary McMahon
585 Laurel Hill Road
Norwich, CT 06360

SUBJECT: FILE #20000131 -- WOODWARD ROAD #, MAP #10, LOT #25-5, BROOKLYN, CT

Dear Gary McMahon:

The subject plan (KWP ASSOCIATES, PROJ#85049, DRAWN 04/13/2020, REVISED 09/24/2020) submitted on 10/08/2020 has been reviewed, as requested. Following completion of this review, it has been determined that the subject plan will meet the requirements of the Technical Standards for a 3 bedroom house based on the following:

1. CT licensed surveyor must stake house, benchmark, and septic system, offset stakes to include flow line or bottom of trench elevation.
2. Permanent benchmark to be set within 50 feet horizontally and 12 feet vertically of septic system.
3. A bottom of excavation inspection is required once the topsoil has been removed.
4. A current sieve analysis of select fill material (within past 30 days) must be submitted to the Northeast District Department of Health (NDDH).
5. Select fill is to be perced once in place.
6. A set of house plans must be submitted prior to an Approval to Construct Permit being issued.
7. An engineer/surveyor's As-Built drawing (to include ties to the house) is to be submitted following the final inspection and approval of installation by NDDH.
8. Installer to schedule and be present for the final inspection with NDDH staff. Level to be set up for verification of elevations.

This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Prior to the start of construction of the septic system, you must apply for your Approval to Construct Permit and submit the applicable fees to this office. A set of the floor plans of your house must be submitted to NDDH for review. Your CT licensed installer must come in to this department to sign for the permit if we do not have his signature on file. Office hours are Mon - Thurs 8 am - 4 pm, Fri 8 am - Noon.

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

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

Sincerely,

Sherry McGann, RS
Registered Sanitarian ~ NDDH

cc: Brooklyn Building Official; KWP Associates

Brooklyn Inland Wetlands

Commission

P.O. Box 356

Brooklyn, Connecticut 06234



9489 0090 0027 6215 8996 71

CERTIFIED#

Gary McMahon
585 Laurel Hill Rd
Norwich CT 06360

January 13, 2021

RE: Notice of Decision: 011221A Gary McMahon, Woodward Road, Map 10, Lot 25-5 RA Zone; Proposed residential home with driveway, well and septic system.

Dear Mr. McMahon:

At the regular January 12, 2021 Inland Wetland and Watercourses Commission meeting your application: 011221A Gary McMahon, Woodward Road, Map 10, Lot 25-5 RA Zone; Proposed residential home with driveway, well and septic system was approved with the following conditions: 1. Standard Conditions (see attached).

The title of the approved plan is "Site Development Plan Prepared for Gary McMahon Woodward Road, Brooklyn, Connecticut". The final revision date of the approved plan is 1/4/2021. The approved plan is signed and stamped by David A. Smith, P.E., and Bruce Woodis, L.S. A legal notice of this approval was published on the Town of Brooklyn's website on January 13, 2020. Please note that this action of the Brooklyn Inland Wetlands and Watercourses Commission may be appealed for a fifteen-day period following the publication of the legal notice.

If you have any questions, please contact me at 860-779-3411 Ext. 31.

Sincerely,

Margaret Washburn
Margaret Washburn
Wetlands Enforcement Officer

MW/acl

CC: File, KWP Associates

Enclosure: Standard Conditions

PARCEL TO TOWN FOR HIGHWAY PURPOSES

636

VOL. 87 .1

Cleveland Legal Blank Service, Inc.
E. Hartford, Connecticut

QUIT-CLAIM DEED

135

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT We, CHANNING M. HUNTINGTON, SR. & IRENE C. HUNTINGTON,
of the Town of Brooklyn, County of Windham and State of
Connecticut (hereinafter referred to as "Grantors")

for divers good causes and considerations thereunto moving, especially for

One (\$1.00) Dollar and other valuable considerations

received to our full satisfaction of the TOWN OF BROOKLYN,
a municipal corporation organized under the laws of the
State of Connecticut, (hereinafter referred to as "Grantee")

have remised, released, and forever quit-claimed, and do by these presents, for
ourselves and heirs, justly and absolutely remise, release, and forever

QUIT-CLAIM unto the said Grantee, its

heirs and assigns forever, all such right and title as we the said Grantors

have or ought to have in or to a certain parcel of land described in
Exhibit "A" attached hereto and made a part hereof.

* NO State Tax Collected
Channing M. Huntington
Asst. Town Clerk of Brooklyn

"No Conveyance Tax Collected
Channing M. Huntington
Ass't. Town Clerk of Brooklyn"

EXHIBIT "A"

A certain parcel of land for highway purposes located on the northerly side of Woodward Road in the Town of Brooklyn, County of Windham and State of Connecticut, as shown on a plan entitled "Survey Plan Prepared For CHANNING M. HUNTINGTON, SR. & IRENE C. HUNTINGTON - Woodward Road - Brooklyn, Connecticut - Scale 1"=40' - 7/19/1985 - Kieltyka, Woodis & Pike, Land Surveyors - Killingly, Connecticut", being bounded and described as follows:

Beginning at an iron pin in a pile of stones on the northerly side of Woodward Road at the southwest corner of land now or formerly of Channing M. Huntington, Sr. & Irene C. Huntington and the southeast corner of land now or formerly of Dorothy Parkhurst, thence N 15° 44' 28" E, 13.00' to an iron pin, being bounded westerly by said Parkhurst; thence N 89° 30' 23" E, 225.94' to a point; thence N 77° 16' 06" E, 122.51' to a point; thence N 70° 13' 46" E, 159.41' to an iron pin at a corner of land now or formerly of Louis E. Sansone & Margaret E. Sansone, the last three (3) courses are bounded northerly by land of said Huntington; thence S 17° 57' 28" E, 9.00' to a point in the face of a stone wall on the northerly side of Woodward Road; thence S 69° 02' 01" W, 155.61' to an iron pin; thence S 77° 13' 57" W, 134.31' to a point; thence S 89° 37' 45" W, 225.46' to an iron pin and the point of beginning, the last three (3) courses being on the northerly side of Woodward Road.

The above described parcel contains 0.14 acres and is a portion of that land conveyed to Channing M. Huntington, Sr. & Irene C. Huntington from Euclid M. Pellerin & Jacqueline Pellerin in a Warranty Deed dated September 7, 1971, and recorded in Volume 51, Page 523, of the Brooklyn Land Records.

To Have and to Hold, the premises unto it, the said Grantee
 and to its heirs and assigns, to the only use and behoof of the said
 Grantee, its
 heirs and assigns forever, so that neither we the said Grantors
 nor any person or persons in our name and behalf, shall or will hereafter claim
 or demand any right or title to the premises or any part thereof, but they and everyone of them
 shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, We

have hereunto set our hands this 14th day of August, 19 85.

Signed and Delivered in the presence of (Type or Print name below each signature.)

WITNESS:

John D. Boland

 JOHN D. BOLAND
Henry E. Dougherty

 HENRY E. DOUGHERTY

GRANTOR:

Channing M. Huntington, Sr.

 Channing M. Huntington, Sr.
Irene C. Huntington

 Irene C. Huntington

STATE OF CONNECTICUT, } ss. Putnam August 14, 19 85
 COUNTY OF Windham

Personally Appeared Channing M. Huntington, Sr. and Irene C. Huntington
 Signer(s) of the foregoing Instrument, and acknowledged the same to be their
 free act and deed, before me.

John D. Boland

 Notary Public ~~Notary~~ Commissioner of Superior Court

STATE OF CONNECTICUT, } ss. 19
 COUNTY OF

Personally Appeared _____,
 as aforesaid, Signer of the foregoing Instrument, and
 acknowledged the same to be _____
 free act and deed as such
 and the free act and deed of said corporation/partnership, before me.

Grantees' Address:
 P.O. Box 356
 Brooklyn, CT 06234
 Notary Public / J. of Peace / Commissioner of Superior Court

Received for record this 7th day
 of July, A.D. 1985 at 1:30 P.M.

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				
MCMAHON GARY J						Description	Code	Appraised	Assessed	
585 LAUREL HILL RD						VAC RS LN	5-1	10,700	7,500	
NORWICH CT 06360-0000						VAC OUTBL	5-5	3,200	2,300	
SUPPLEMENTAL DATA										
Alt Prcl ID 10/025-05 OVERLAY				490 PEN DEV RIGH SUBDIV. SURVEY # 7/94 DEV LOT Census # 9051						
FIRE DIST SEWER								Total	13,900	9,800

6019
 BROOKLYN, CT
VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCMAHON GARY J							0158	0082	02-23-1995			0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCMAHON GARY L & SUSAN E							0080	0791	09-23-1985	U	I	3,000		2020	5-1	7,500	2019	5-1	7,100	2018	5-1	7,100
HUNTINGTON CHANNING & IRENE C							0051	0523	09-02-1971	U	I	0			5-5	2,300		5-5	1,800		5-5	1,800
PELLERIN EUCLID M & JACQUELINE S							0038	0156	01-31-1964	U	V	0		Total	9800	Total	8900	Total	8900	Total	8900	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	10,700
Special Land Value	0
Total Appraised Parcel Value	13,900
Valuation Method	C
Total Appraised Parcel Value	13,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES									
NOT A BUILDING LOT PER SURVEY BETW 286-320									

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
670	02-04-1983	NC	New Construct	1,000		100	09-01-1983	COVERED GAZEBO		07-22-2020	MM			13	Field Review
										11-19-2019	KN			61	Field Check

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	1320	VAC UNBLD	RA			2.070	AC	36,000	0.55152	5	0.10	0050	NONBUILDABLE		1.0000	4,500		
1	1320	VAC UNBLD				1.710	AC	3,600	1.00000	0	1.00	1.000		1.0000		6,200		
Total Card Land Units						3.780	AC	Parcel Total Land Area						3.7800	Total Land Value			10,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description						
Style:	94	Outbuildings									
Model	00	Vacant									
Grade:											
Stories:											
Occupancy											
Exterior Wall 1											
Exterior Wall 2											
Roof Structure:											
Roof Cover											
Interior Wall 1											
Interior Wall 2											
Interior Flr 1											
Interior Flr 2											
Heat Fuel											
Heat Type:											
AC Type:											
Total Bedrooms											
Total Bthrms:											
Total Half Baths											
Total Xtra Fixtrs											
Total Rooms:											
Bath Style:											
Kitchen Style:											
CONDO DATA											
Parcel Id		C	Owne								
			B	S							
Adjust Type	Code	Description	Factor%								
Condo Flr											
Condo Unit											
COST / MARKET VALUATION											
Building Value New											
Year Built											
Effective Year Built 0											
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %											
Functional Obsol											
External Obsol											
Trend Factor 1											
Condition											
Condition %											
Percent Good											
RCNLD											
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
GAZ	GAZEBO	L	144	35.00	2008		50		0.00	2,500	
SHD1	SHED FRAME	L	100	14.00	2008		50		0.00	700	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area							0	0	0		0

No Sketch

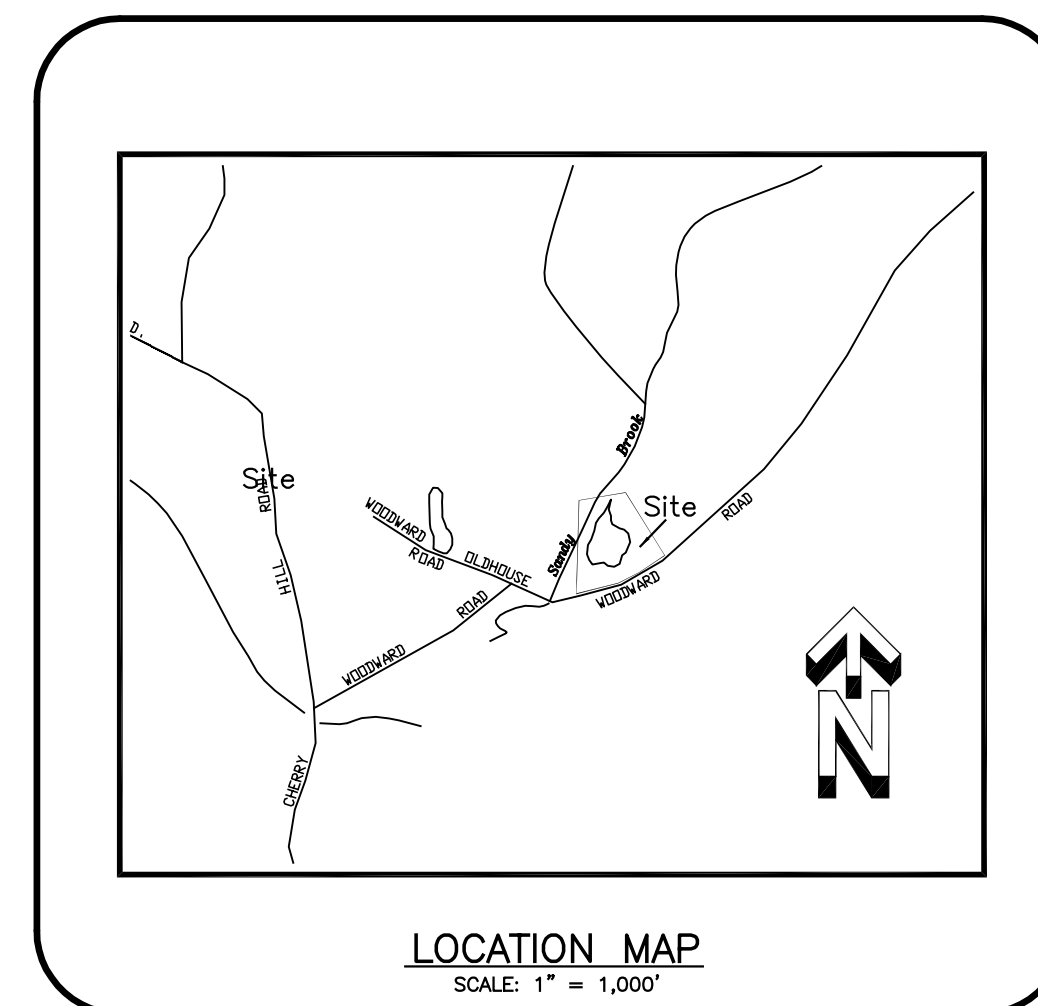
1 LOT SUBDIVISION

PREPARED FOR

Gary McMahon

Woodward Road
Brooklyn, Connecticut

April 1, 2022



INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 3
SUBDIVISION	SHEET 2 OF 3
SITE DEVELOPMENT PLAN	SHEET 3 OF 3

PARCEL HISTORY

This 3.78 acre parcel of land was part of remaining land of Channing Huntington (not yet divided) on subdivision plan prepared prepared in June 1981. See map Vol 7 Pg 10.

In July of 1985 the remaining land of Huntington was divided into Parcel's A, B & C. These parcels were shown on a sketch plan prepared for the original 4 lot Huntington subdivision and filed in Map Vol 7 Pg 94. A note in parenthesis attached to Parcel 'C' indicates that "This parcel is not a building lot"

Parcel 'C' was also shown on a survey plan specifically prepared for this parcel dated 7/19/1985. (Not on file). Note #1 indicates the following: "Parcel 'C' is not a building lot. The Planning and Zoning Commission reviewed this parcel at its meeting on April 17, 1985. No subdivision approval was required.

Parcel 'C' was conveyed to Gary and Susan McMahon by Channing and Irene Huntington on September 18th 1985 by deed recorded in volume 80 page 791.

The vision appraisal tax card under the Use Description category indicates that this parcel is "VAC UNBLD". It also indicates under notes "not a building lot per survey".

It appears from the record that this lot is a legal parcel that was created in 1985 and taxed as a lot since 1985, but never approved for building purposes.

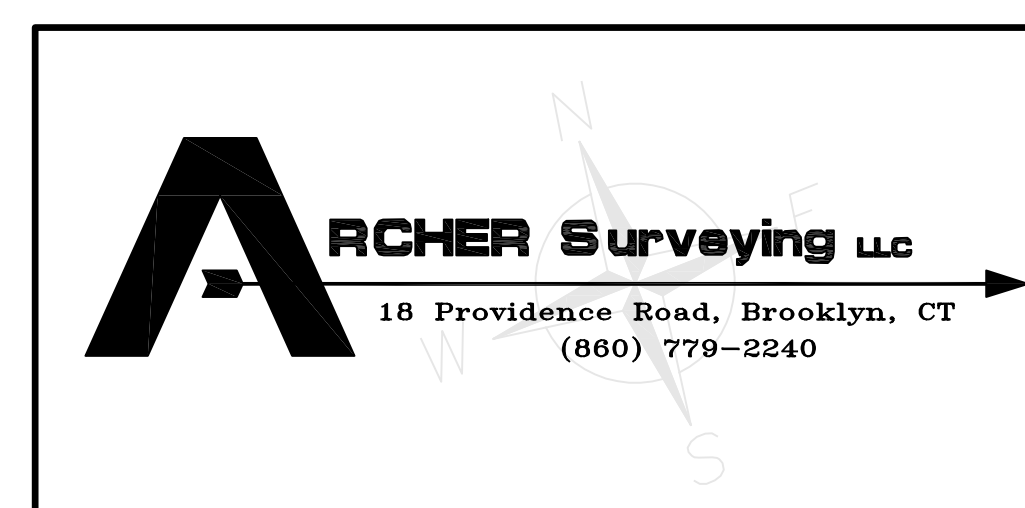
APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

CHAIRMAN _____ DATE _____
Expiration date per section 22A-42A of the Connecticut
General Statutes. Date: _____

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____
Expiration date per section 8.26C of the Connecticut
General Statutes. Date: _____

PREPARED BY



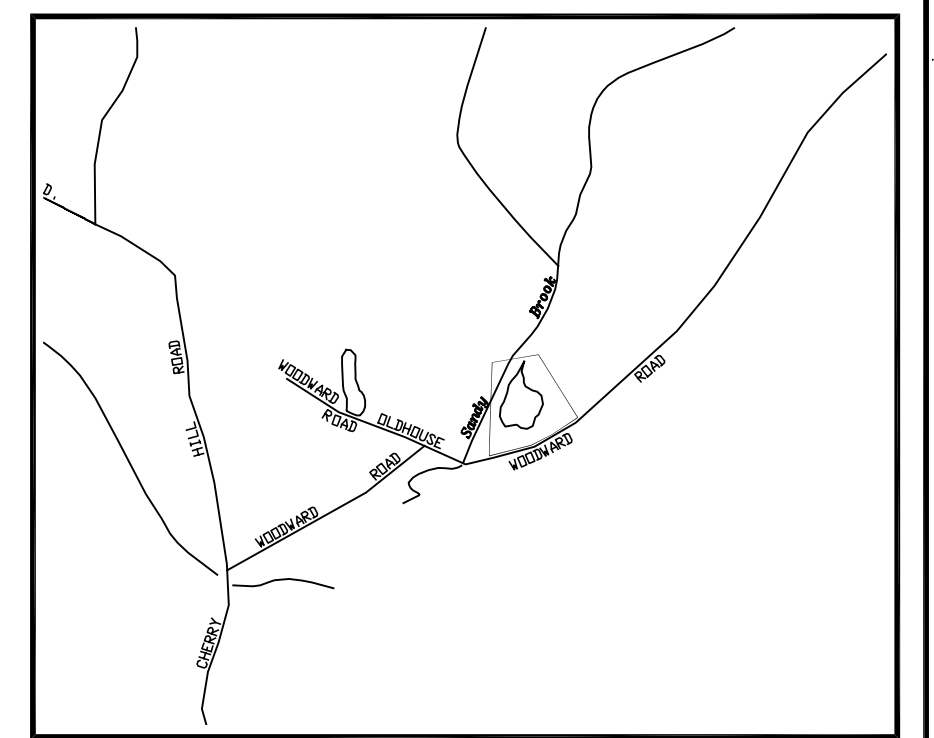
n/f
Richard F. Duval
&
Sandra A. Duval

n/f
Robin E. Woodward

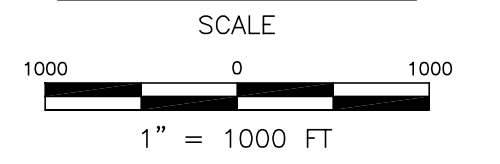
n/f
Thomas Delaney

Lot 25-5
Area: 164,460 +/- Sq.Ft.
3.78 +/- Acres

POND



Location Map



Notes

1. This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Section 20-300b-20 and the "Standards for Surveys and Maps in 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
 - Class "T-2" Vertical Accuracy
 - Survey Type: Subdivision Plan
 - Boundary Determination: Resurvey on Existing Boundary
 - Intent: 1 Lot Subdivision
2. Total Lot Area = 3.78 Acres
Total Area of Subdivision = 3.78 Acres
3. Zone = RA
4. Owner / Applicant = Gary McMahon
585 Laurel Hill Road
Norwich CT 06360
5. Parcel is shown as Lot #25-5 on Assessor's Map #10
6. This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
7. Wetlands shown were flagged in the field by Richard Zilick, Certified Soil Scientist in November 18, 2019 and field located by KWP Land Surveying
8. There are not Known endangered species or species of special concern on the subject property nor within 1 mile of the subject property per the December 2021 Natural Diversity Data Base Mapping
9. The Subdivision Regulations of the Town of Brooklyn are a part of this plan. Approval of this plan is contingent on completion of the requirements of said regulations, excepting any variances or modifications are on file in the office of the commission.
10. North orientation, bearings and coordinate values shown are based on Map Reference #1
11. Passive Solar Energy techniques were considered in the design of the subdivision
12. For Conveyance of Parcel conveyed to the Town of Brooklyn, See Volume 87, Page 636.

MAP REFERENCE:

1. Survey Plan Prepared for Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: July 14, 1985, Scale: 1"=40', Prepared by Kleitjka, Woods & Pike Land Surveyors. Not on File
2. Subdivision Plan of Land of Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: June 4, 1981, Scale: 1"=40', Prepared by Kleitjka, Woods & Pike Land Surveyors.
3. Sketch Plan of Land of Channing M. Huntington, Sr & Irene C. Huntington, Woodward Road, Brooklyn, Connecticut, Date: June 4, 1981, Scale: 1"=200', Prepared by Kleitjka, Woods & Pike Land Surveyors.

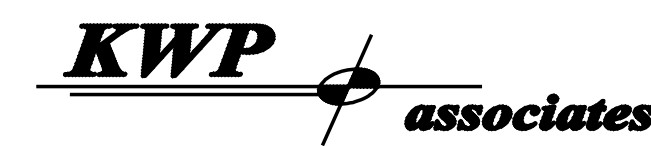
LEGEND

- PROPERTY LINE
- - - - - EDGE OF WATER
- ○ ○ ○ ○ STONEWALL
- IRON PIN
- DH DRILL HOLE
- PROPERTY POINT
- CLIP UTILITY POLE

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

Bruce D. Woods 4/4/2022
BRUCE D. WOODS, Conn. L.S. #13646

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.



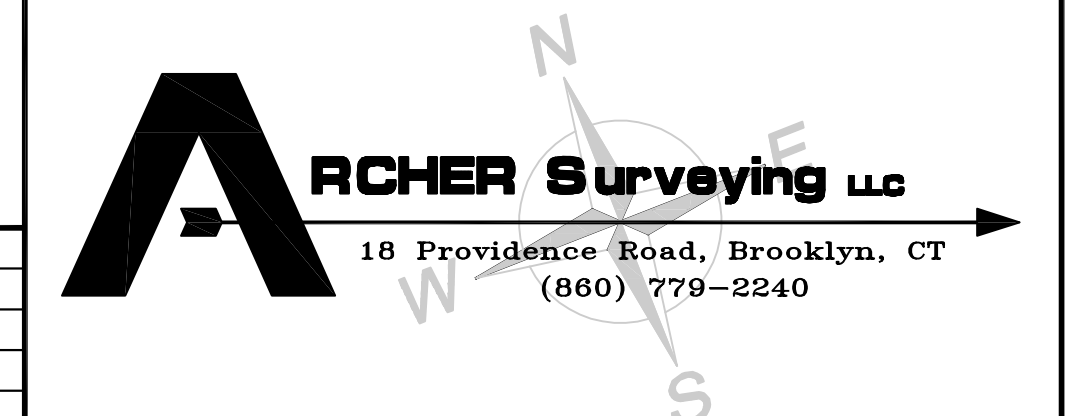
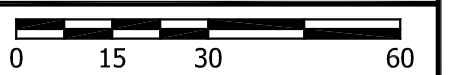
18 Providence Road
Brooklyn, CT 06234

REVISIONS	
DATE	DESCRIPTION

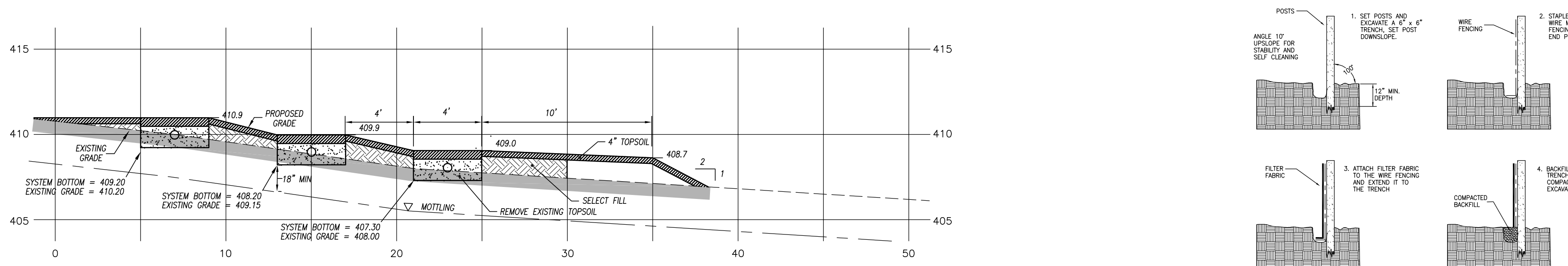
Subdivision Plan
"1 Lot Subdivision"

Prepared For:
Gary McMahon
Woodward Road
Brooklyn, Connecticut

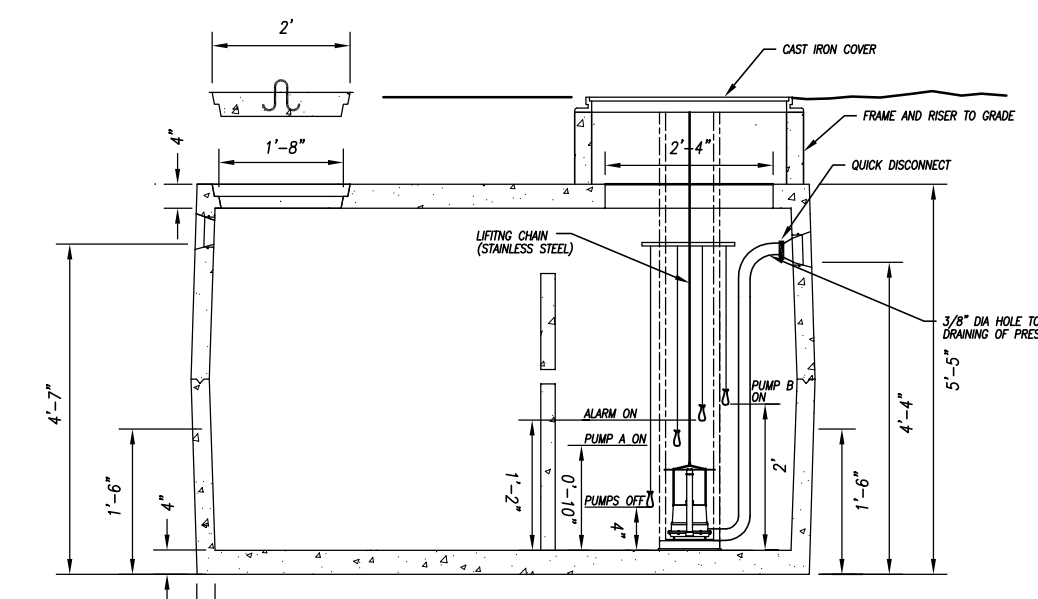
DRAWING SCALE: 1"=30'



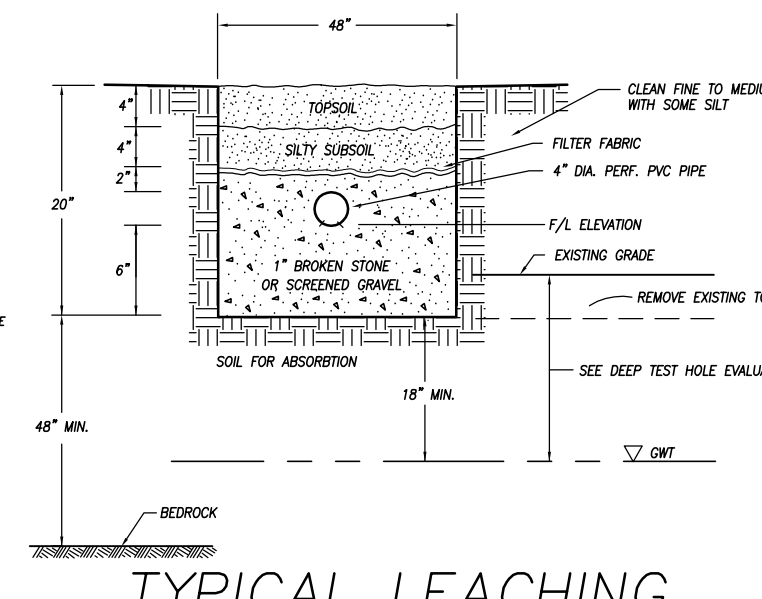
Sheet No. 2 OF 3 Project No. AS 2059 Date: April 1, 2022



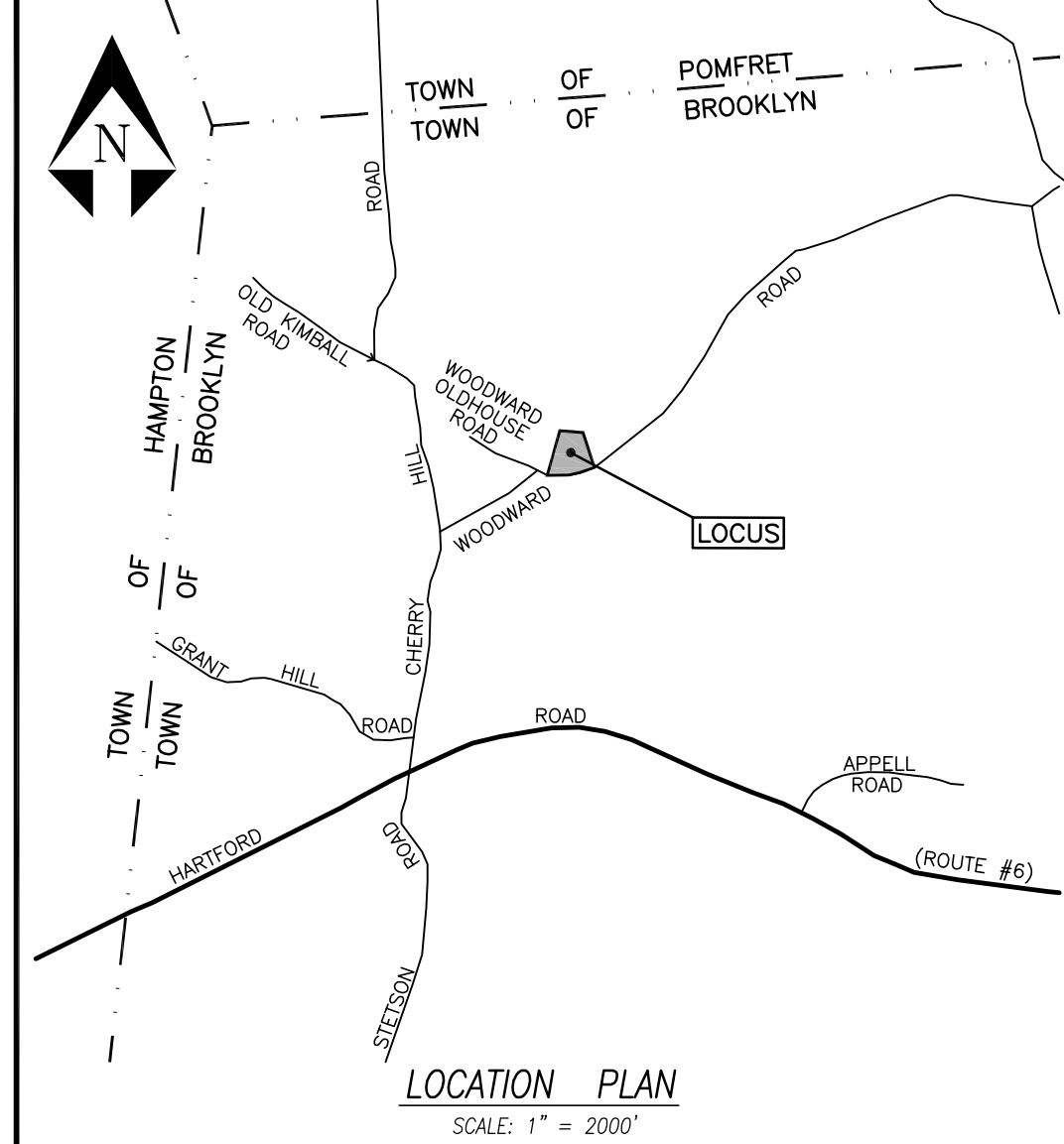
CROSS SECTION 'A-A'
SCALE: 1" = 5'



SECTION VIEW
1000 GALLON COMBINATION
PUMP CHAMBER / SEPTIC TANK
NOT TO SCALE



TYPICAL LEACHING
TRENCH SECTION
NOT TO SCALE



LOCATION PLAN
SCALE: 1" = 2000'

EROSION & SEDIMENTATION NOTES AND SEQUENCE OF OPERATIONS

- The proposed activity consists of the construction of a 3 bedroom house, appurtenant driveway, septic system and well.
- Prior to any construction, excavation or filling, all improvements shall be accurately staked in the field by a land surveyor registered in the State of Connecticut.
- After field staking all erosion sedimentation control devices as shown on the plan and as detailed shall be installed. Properly installed haybales maybe used in lieu of silt fence.
- All trees and brush within the areas of disturbance shall be removed. All limbs and saplings less than 4" in caliper shall be chipped and stockpiled for later reuse as slope stabilization and mulch material. All trees in excess of 4" in caliper shall be removed from the site and disposed of in a manner consistent with State, Federal, and local regulations. Stumps shall be excavated from the area of disturbance and likewise disposed of in a manner consistent with all applicable laws.
- Final grades shall be achieved as quickly as possible, and immediately thereafter, sideslopes shall be stabilized with 4" of topsoil. The area shall be seeded and mulched with straw mulch in accordance with the specifications contained herein.
- All erosion and sedimentation control measures shall be constructed in accordance with standards and specifications of the "Erosion and Sedimentation Control Handbook", U.S. Dept. of Agriculture, Soil Conservation Service.
- All control measures shall be maintained in effective conditions throughout the construction period and shall be inspected periodically but not less than once per month, and after a total rainfall in one storm event of 1 inch in 24 hours. Sediment shall be promptly removed from control structures and disposed of on-site in upland areas outside the buffer zone of wetlands. Any silt fence or hay bales damaged as a result of a storm event or construction activities, shall be immediately repaired.
- The town of brooklyn shall be notified prior to commencement of construction and at key point during construction so that inspections of erosion and sedimentation control measures can be scheduled.
- The responsibility for implementation of this plan shall rest with Gary McMahon, 585 Laurel Hill Road, Norwich, Connecticut 06360. Telephone: (860) 460-2196.
- Seed Mixture:

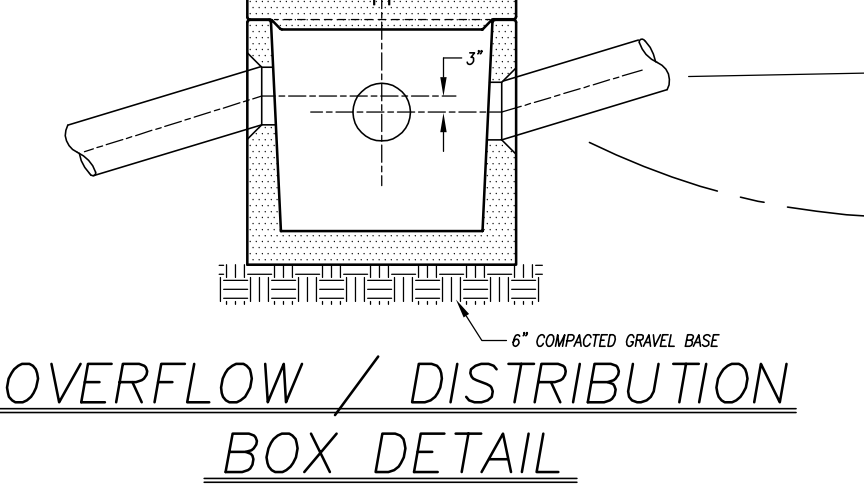
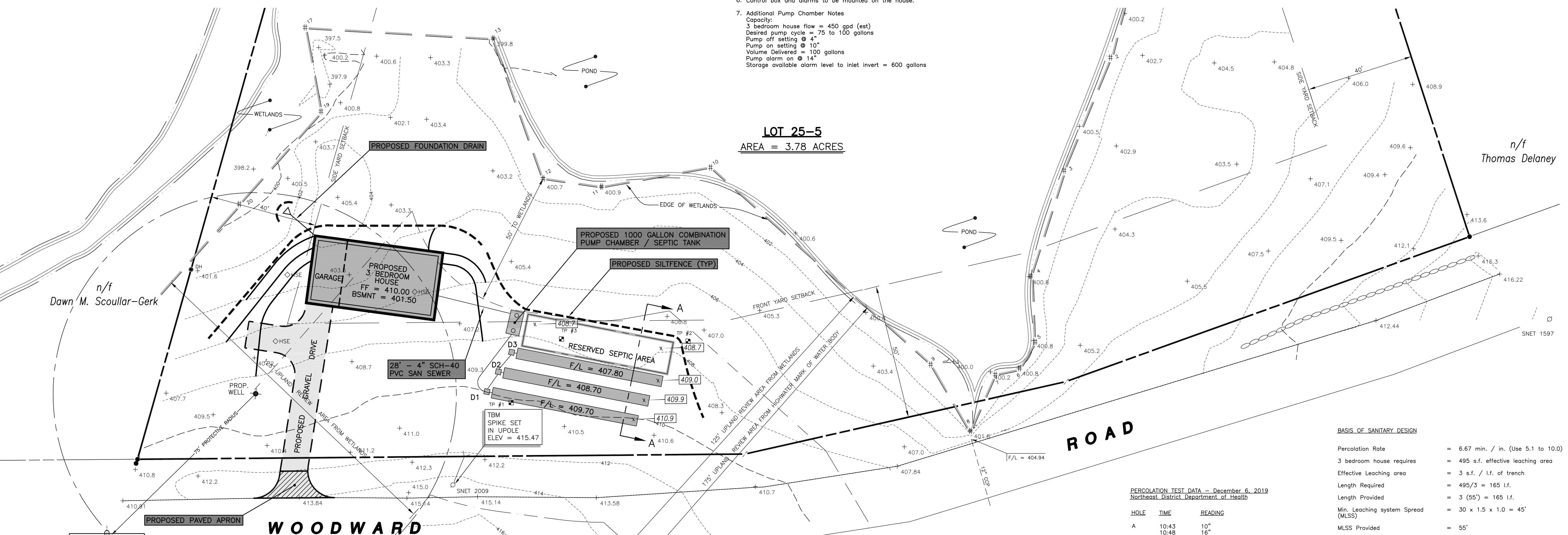
SEED	lbs./1000 S.F.
CREeping RED FESCUE	0.45
REDTOP	0.05
PERENNIAL RYEGRASS	0.20
KENTUCKY BLUEGRASS	0.15
TOTAL:	0.85

AFTER SEEDING IS COMPLETE SPREAD MULCH AT THE RATE OF 1 HAYBALE/500 S.F.

11. Schedule of construction activities:

Lot Clearing:	Apr 1 - 15
Site Grading and Foundation Construction:	Apr 15 - May 1
Driveway and Parking Area Installation:	May 1 - 15
Building Construction:	May 1 - June 1
Loam and Seeding:	June 1 - 15

- NOTES:
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1998;
 - Boundary lines shown conform to a Class "D" horizontal accuracy and were compiled from other maps, record research or other sources of information, not to be construed as having been obtained as the result of a field survey, and subject to such change as an accurate field survey may disclose.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: General Location Survey.
 - Owner: Gary McMahon, 585 Laurel Hill Road, Norwich, Connecticut 06360
 - Parcel shown as Lot #25-5 on tax map #10.
 - Elevations based on Approximate National Geodetic Vertical Datum of 1988. Contours taken from actual field survey. Contour interval = 2'.
 - Parcel is located in Flood Hazard Zone 'A' & 'C' as shown on FIRM Panel No. 090164 0004 B, Effective Date: January 3, 1985.
 - Wetlands shown were flagged in the field by Richard Zulick, Certified Soil Scientist on November 18, 2019.



OVERFLOW / DISTRIBUTION BOX DETAIL

SEPTIC SYSTEM CONSTRUCTION NOTES

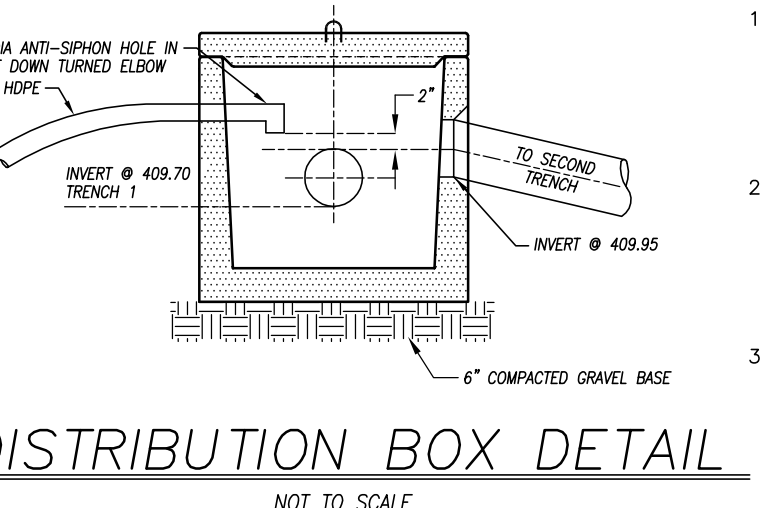
- The building and septic system shall be accurately staked in the field prior to construction by a licensed Land Surveyor in the State of Connecticut.
- Topsoil and fill material shall be removed and the area of primary leaching field scarified prior to placement of fill. Fill shall meet the gradation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

Septic System Fill Gradation Requirements

Coarse Fraction (less than 3" and greater than No. 4 sieve):	Percent Passing	
45% Max.		
Fine Fraction:		
Sieve	WET	DRY
No. 4	100	100
No. 10	70-100	70-100
No. 40	10-50*	10-75
No. 100	0-20*	0-5
No. 200	0-5	0-2.5

Percent passing the #40 sieve can be increased to no greater than 75% if the percent passing the #100 sieve does not exceed 10% and the #200 sieve does not exceed 5%.
- All precast structures such as septic tanks, distribution boxes, etc. shall be set level on six inches (6") of compacted gravel base at the elevations specified on the plans.

Solid distribution pipe shall be 4" diameter SDR-35 PVC MEETING ASTM D-3034 with compression gasket joints. It shall be laid true to the lines and grades shown on the plans and in no case have a slope less than 0.125 inches per foot.
- Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-2729 or D-3350, 1500 lb. minimum crush.
- Sewer pipe from the foundation wall to the septic tank shall be centrifugally cast iron meeting the requirements of ASTM A 74 or schedule 40 PVC meeting ASTM-1785.
- Foundation drain outlet shall be 4" diameter SDR-35 PVC meeting the requirements of ASTM D-3034 with rubber compression gasket joints and backfilled with a non free-draining material.



DISTRIBUTION BOX DETAIL
NOT TO SCALE

LEGEND

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

I have reviewed the inland-wetlands shown on this plan and they appear to be substantially the same as those which I delineated in the field.

Rick Zulick
Certified Soil Scientist Rick Zulick

K W P associates
P.O. BOX 100, POMFRET CENTER, CT, 06239
David A. Smith
DAVID A. SMITH, P.E. #14173 DATE 4/13/2020
NOT VALID UNLESS SEAL IS AFFIXED HERETO

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

Bruce D. Woodis 4/13/2020
BRUCE D. WOODIS, Conn. L.S. #13646

No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.



PERCOLATION TEST DATA - December 6, 2019
Northeast District Department of Health

HOLE	TIME	READING	
A	10:43	10"	
	10:48	16"	
	10:53	19 1/2"	
	10:58	21 1/2"	
	11:03	23 1/4"	
	11:08	24 1/4"	
	11:13	25 1/4"	
	11:18	26"	
	Depth	28"	
	Minimum Percolation Rate =	6.67 min/inch	

BASIS OF SANITARY DESIGN

Percolation Rate	= 6.67 min. / in. (Use 5.1 to 10.0)
3 bedroom house requires	= 495 s.f. effective leaching area
Effective Leaching area	= 3 s.f. / l.f. of trench
Length Required	= 495/3 = 165 l.f.
Length Provided	= 3 (55') = 165 l.f.
Min. Leaching system Spread (MLSS)	= 30 x 1.5 x 1.0 = 45'
MLSS Provided	= 55'
LEACHING FIELD	
3 Trenches @ 55 l.f. each	
Maximum depth into existing grade =	12"

DATE	REVISIONS	DESCRIPTION	BY
11/24/2020	ADD UPLAND REVIEW NOTES, REVISED FOUNDATION DRAIN.		JES
9/24/2020	REVISED LEACHING FIELD ELEVATIONS, DETAILS AND CROSS SECTION		JES

Site Development Plan
Prepared For
GARY McMAHON
WOODWARD ROAD
BROOKLYN, CONNECTICUT

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

SCALE: 1" = 20'
DATE: 4/13/2020
SHEET: 3 OF 3
PROJ # 85049 FB: AS 2059
Dwn: JES Chk:

A Two-Step Process to "Opt-Out"

To opt out, the Planning & Zoning Commission must hold a public hearing, approve the opt out with a 2/3 majority, and publish notice of the decision. The Board of Selectmen must also vote to opt out with a 2/3 majority. In municipalities whose ADU regulations conflict with the new State requirements and who do not opt-out by January 1, 2023, the applicable state provision will override any conflicting local requirement.

Accessory Dwelling Units (ADU's/Accessory Apartments) – See Sec. 6. of PA 21-29, page 13-16 of 28

PA 21-29 establishes default provisions that allow construction of ADUs (referred to in the Act as "accessory apartments") on lots accompanying single-family homes, unless a municipality chooses to opt out of this provision by January 1, 2023.

Limits on ADU requirements: In addition to allowing ADUs accompanying single-family homes, PA 21-29 places limits on other conditions of approval, including:

- ADUs are not restricted to homeowners or relatives of occupant of primary structure.
- **Approval process shall not require a public hearing, special permit or special exception; and decisions must be rendered within 65 days of application. *Currently a Special Permit***
- Permission to construct an ADU shall not be conditional to correcting a non-conformity or requiring fire sprinklers if they are not required by the fire code for the principal dwelling.
- Regulations shall not require ADUs to have an exterior door, be connected to the primary structure, **or have more than one parking space.**
- Regulations must allow maximum ADU size of at least 1,000 sf or 30% of the size of the primary structure, whichever is smaller.
- The construction of an ADU may not trigger more restrictive lot coverage requirements than applicable to the primary home, require greater setbacks than are required for the primary home, require greater height, landscaping, and architectural design standards than apply to single-family dwellings.
- ADUs shall not be required to be affordable.
- Municipalities may regulate the use of ADUs as short-term rentals. ***(Short-term rentals is a separate topic we should discuss soon.)***

Maximum Parking Requirements – See Sec. 5. of PA 21-29, pages 12-13 of 28

Public Act 21-29 requires that zoning must not require parking in excess of 1 space per studio or 1-bedroom unit, or 2 spaces for larger housing units, unless a municipality opts out of this requirement.

Our Zoning Regulations currently require two parking spaces per dwelling unit.

Continued on next page

Temporary Health Care Structures – See Sec. 3 of PA 21-29, page 3-4 of 28

Public Act 21-29 requires that a municipality must issue a "municipal permit" within 15 days of receipt of application unless a municipality opts out of this requirement. 2/3 vote not required.

We decided not to opt-out in 2017 but you may wish to reconsider at this time.

(3) "Temporary health care structure" means a transportable residential structure that provides an environment in which a caregiver may provide care for a mentally or physically impaired person and that (A) is primarily assembled at a location other than the site of installation, (B) has one occupant who is the mentally or physically impaired person, (C) is not larger than five hundred gross square feet, (D) is not placed on or attached to a permanent foundation, and (E) complies with the applicable provisions of the State Building Code, Fire Safety Code and Public Health Code.

(b) A temporary health care structure shall be allowed as an accessory use in any single-family residential zoning district on a lot zoned for single-family detached dwellings that is owned by a caregiver or mentally or physically impaired person and used as his or her residence. Such structures shall comply with all setback requirements, coverage limits and maximum floor area ratio limitations that apply to accessory structures in such zoning district as of October 1, 2017.



Substitute House Bill No. 6107

Public Act No. 21-29

AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Section 8-1a of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) "Municipality" as used in this chapter shall include a district establishing a zoning commission under section 7-326. Wherever the words "town" and "selectmen" appear in this chapter, they shall be deemed to include "district" and "officers of such district", respectively.

(b) As used in this chapter and section 6 of this act:

(1) "Accessory apartment" means a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

(2) "Affordable accessory apartment" means an accessory apartment that is subject to binding recorded deeds which contain covenants or

Substitute House Bill No. 6107

restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income;

(3) "As of right" means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

(4) "Cottage cluster" means a grouping of at least four detached housing units, or live work units, per acre that are located around a common open area;

(5) "Middle housing" means duplexes, triplexes, quadplexes, cottage clusters and townhouses;

(6) "Mixed-use development" means a development containing both residential and nonresidential uses in any single building; and

(7) "Townhouse" means a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides.

Sec. 2. Section 8-1c of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) Any municipality may, by ordinance, establish a schedule of reasonable fees for the processing of applications by a municipal zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands commission.

Substitute House Bill No. 6107

Such schedule shall supersede any specific fees set forth in the general statutes, or any special act or established by a planning commission under section 8-26.

(b) A municipality may, by regulation, require any person applying to a municipal zoning commission, planning commission, combined planning and zoning commission, zoning board of appeals or inland wetlands commission for approval of an application to pay the cost of reasonable fees associated with any necessary review by consultants with expertise in land use of any particular technical aspect of such application, such as regarding traffic or stormwater, for the benefit of such commission or board. Any such fees shall be accounted for separately from other funds of such commission or board and shall be used only for expenses associated with the technical review by consultants who are not salaried employees of the municipality or such commission or board. Any amount of the fee remaining after payment of all expenses for such technical review, including any interest accrued, shall be returned to the applicant not later than forty-five days after the completion of the technical review.

(c) No municipality may adopt a schedule of fees under subsection (a) of this section that results in higher fees for (1) development projects built using the provisions of section 8-30g, as amended by this act, or (2) residential buildings containing four or more dwelling units, than for other residential dwellings, including, but not limited to, higher fees per dwelling unit, per square footage or per unit of construction cost.

Sec. 3. Subsection (j) of section 8-1bb of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(j) A municipality, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, may opt out of the provisions of this section and the [provision] provisions of subdivision (5) of subsection [(a)] (d) of section

Substitute House Bill No. 6107

8-2, as amended by this act, regarding authorization for the installation of temporary health care structures, provided the zoning commission or combined planning and zoning commission of the municipality: (1) First holds a public hearing in accordance with the provisions of section 8-7d on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said sections within the period of time permitted under section 8-7d, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered.

Sec. 4. Section 8-2 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(a) (1) The zoning commission of each city, town or borough is authorized to regulate, within the limits of such municipality: [~~the~~] (A) The height, number of stories and size of buildings and other structures; (B) the percentage of the area of the lot that may be occupied; (C) the size of yards, courts and other open spaces; (D) the density of population and the location and use of buildings, structures and land for trade, industry, residence or other purposes, including water-dependent uses, as defined in section 22a-93; [~~]~~ and (E) the height, size, location, brightness and illumination of advertising signs and billboards; [~~Such bulk regulations may allow for cluster development, as defined in section 8-18~~] except as provided in subsection (f) of this section.

(2) Such zoning commission may divide the municipality into districts of such number, shape and area as may be best suited to carry out the purposes of this chapter; and, within such districts, it may regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land. All [such] zoning regulations shall be uniform for each class or kind of buildings, structures or use of land throughout each district, but the regulations in one district may

Substitute House Bill No. 6107

differ from those in another district. [, and]

(3) Such zoning regulations may provide that certain classes or kinds of buildings, structures or [uses] use of land are permitted only after obtaining a special permit or special exception from a zoning commission, planning commission, combined planning and zoning commission or zoning board of appeals, whichever commission or board the regulations may, notwithstanding any special act to the contrary, designate, subject to standards set forth in the regulations and to conditions necessary to protect the public health, safety, convenience and property values. [Such regulations shall be]

(b) Zoning regulations adopted pursuant to subsection (a) of this section shall:

(1) Be made in accordance with a comprehensive plan and in [adopting such regulations the commission shall consider] consideration of the plan of conservation and development [prepared] adopted under section 8-23; [Such regulations shall be]

(2) Be designed to (A) lessen congestion in the streets; [to] (B) secure safety from fire, panic, flood and other dangers; [to] (C) promote health and the general welfare; [to] (D) provide adequate light and air; [to prevent the overcrowding of land; to avoid undue concentration of population and to] (E) protect the state's historic, tribal, cultural and environmental resources; (F) facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements; [Such regulations shall be made] (G) consider the impact of permitted land uses on contiguous municipalities and on the planning region, as defined in section 4-124i, in which such municipality is located; (H) address significant disparities in housing needs and access to educational, occupational and other opportunities; (I) promote efficient review of proposals and applications; and (J) affirmatively further the purposes of the federal Fair Housing Act, 42 USC 3601 et

Substitute House Bill No. 6107

seq., as amended from time to time;

(3) Be drafted with reasonable consideration as to the [character] physical site characteristics of the district and its peculiar suitability for particular uses and with a view to [conserving the value of buildings and] encouraging the most appropriate use of land throughout [such] a municipality; [. Such regulations may, to the extent consistent with soil types, terrain, infrastructure capacity and the plan of conservation and development for the community, provide for cluster development, as defined in section 8-18, in residential zones. Such regulations shall also encourage]

(4) Provide for the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region in which the municipality is located, as designated by the Secretary of the Office of Policy and Management under section 16a-4a; [. Such regulations shall also promote]

(5) Promote housing choice and economic diversity in housing, including housing for both low and moderate income households; [, and shall encourage]

(6) Expressly allow the development of housing which will meet the housing needs identified in the state's consolidated plan for housing and community development prepared pursuant to section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26; [. Zoning regulations shall be]

(7) Be made with reasonable consideration for [their] the impact of such regulations on agriculture, as defined in subsection (q) of section 1-1; [.]

(8) Provide that proper provisions be made for soil erosion and

Substitute House Bill No. 6107

sediment control pursuant to section 22a-329;

(9) Be made with reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies; and

(10) In any municipality that is contiguous to or on a navigable waterway draining to Long Island Sound, (A) be made with reasonable consideration for the restoration and protection of the ecosystem and habitat of Long Island Sound; (B) be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris on Long Island Sound; and (C) provide that such municipality's zoning commission consider the environmental impact on Long Island Sound coastal resources, as defined in section 22a-93, of any proposal for development.

(c) Zoning regulations adopted pursuant to subsection (a) of this section may: [be]

(1) To the extent consistent with soil types, terrain and water, sewer and traffic infrastructure capacity for the community, provide for or require cluster development, as defined in section 8-18;

(2) Be made with reasonable consideration for the protection of historic factors; [and shall be made with reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies. On and after July 1, 1985, the regulations shall provide that proper provision be made for soil erosion and sediment control pursuant to section 22a-329. Such regulations may also encourage]

(3) Require or promote (A) energy-efficient patterns of development; [.] (B) the use of distributed generation or freestanding solar, wind and other renewable forms of energy; [.] (C) combined heat and power; and (D) energy conservation; [. The regulations may also provide]

Substitute House Bill No. 6107

(4) Provide for incentives for developers who use [passive solar energy techniques, as defined in subsection (b) of section 8-25, in planning a residential subdivision development. The incentives may include, but not be] (A) solar and other renewable forms of energy; (B) combined heat and power; (C) water conservation, including demand offsets; and (D) energy conservation techniques, including, but not limited to, cluster development, higher density development and performance standards for roads, sidewalks and underground facilities in the subdivision; [. Such regulations may provide]

(5) Provide for a municipal system for the creation of development rights and the permanent transfer of such development rights, which may include a system for the variance of density limits in connection with any such transfer; [. Such regulations may also provide]

(6) Provide for notice requirements in addition to those required by this chapter; [. Such regulations may provide]

(7) Provide for conditions on operations to collect spring water or well water, as defined in section 21a-150, including the time, place and manner of such operations; [. No such regulations shall prohibit]

(8) Provide for floating zones, overlay zones and planned development districts;

(9) Require estimates of vehicle miles traveled and vehicle trips generated in lieu of, or in addition to, level of service traffic calculations to assess (A) the anticipated traffic impact of proposed developments; and (B) potential mitigation strategies such as reducing the amount of required parking for a development or requiring public sidewalks, crosswalks, bicycle paths, bicycle racks or bus shelters, including off-site; and

(10) In any municipality where a traprock ridge or an amphibolite ridge is located, (A) provide for development restrictions in ridgeline

Substitute House Bill No. 6107

setback areas; and (B) restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (i) Emergency work necessary to protect life and property; (ii) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted pursuant to this section; and (iii) selective timbering, grazing of domesticated animals and passive recreation.

(d) Zoning regulations adopted pursuant to subsection (a) of this section shall not:

(1) Prohibit the operation of any family child care home or group child care home in a residential zone; [. No such regulations shall prohibit]

(2) (A) Prohibit the use of receptacles for the storage of items designated for recycling in accordance with section 22a-241b or require that such receptacles comply with provisions for bulk or lot area, or similar provisions, except provisions for side yards, rear yards and front yards; [. No such regulations shall] or (B) unreasonably restrict access to or the size of such receptacles for businesses, given the nature of the business and the volume of items designated for recycling in accordance with section 22a-241b, that such business produces in its normal course of business, provided nothing in this section shall be construed to prohibit such regulations from requiring the screening or buffering of such receptacles for aesthetic reasons; [. Such regulations shall not impose]

(3) Impose conditions and requirements on manufactured homes, including mobile manufactured homes, having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes, [which] including mobile manufactured home parks, if those conditions and requirements are

Substitute House Bill No. 6107

substantially different from conditions and requirements imposed on (A) single-family dwellings; [and] (B) lots containing single-family dwellings; [. Such regulations shall not impose conditions and requirements on developments to be occupied by manufactured homes having as their narrowest dimension twenty-two feet or more and built in accordance with federal manufactured home construction and safety standards which are substantially different from conditions and requirements imposed on] or (C) multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments; [. Such regulations shall not prohibit]

(4) (A) Prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations; [or] (B) require a special permit or special exception for any such continuance; [. Such regulations shall not] (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; [. Such regulations shall not] or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure; [. Unless such town opts out, in accordance with the provisions of subsection (j) of section 8-1bb, such regulations shall not prohibit]

(5) Prohibit the installation, in accordance with the provisions of section 8-1bb, as amended by this act, of temporary health care structures for use by mentally or physically impaired persons [in accordance with the provisions of section 8-1bb] if such structures

Substitute House Bill No. 6107

comply with the provisions of said section, [.] unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

(6) Prohibit the operation in a residential zone of any cottage food operation, as defined in section 21a-62b;

(7) Establish for any dwelling unit a minimum floor area that is greater than the minimum floor area set forth in the applicable building, housing or other code;

(8) Place a fixed numerical or percentage cap on the number of dwelling units that constitute multifamily housing over four units, middle housing or mixed-use development that may be permitted in the municipality;

(9) Require more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts out in accordance with the provisions of section 5 of this act; or

(10) Be applied to deny any land use application, including for any site plan approval, special permit, special exception or other zoning approval, on the basis of (A) a district's character, unless such character is expressly articulated in such regulations by clear and explicit physical standards for site work and structures, or (B) the immutable characteristics, source of income or income level of any applicant or end user, other than age or disability whenever age-restricted or disability-restricted housing may be permitted.

(e) Any city, town or borough which adopts the provisions of this chapter may, by vote of its legislative body, exempt municipal property from the regulations prescribed by the zoning commission of such city, town or borough, [;] but unless it is so voted, municipal property shall be subject to such regulations.

Substitute House Bill No. 6107

[(b) In any municipality that is contiguous to Long Island Sound the regulations adopted under this section shall be made with reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound and shall be designed to reduce hypoxia, pathogens, toxic contaminants and floatable debris in Long Island Sound. Such regulations shall provide that the commission consider the environmental impact on Long Island Sound of any proposal for development.

(c) In any municipality where a traprock ridge, as defined in section 8-1aa, or an amphibolite ridge, as defined in section 8-1aa, is located the regulations may provide for development restrictions in ridgeline setback areas, as defined in said section. The regulations may restrict quarrying and clear cutting, except that the following operations and uses shall be permitted in ridgeline setback areas, as of right: (1) Emergency work necessary to protect life and property; (2) any nonconforming uses that were in existence and that were approved on or before the effective date of regulations adopted under this section; and (3) selective timbering, grazing of domesticated animals and passive recreation.]

[(d)] (f) Any advertising sign or billboard that is not equipped with the ability to calibrate brightness or illumination shall be exempt from any municipal ordinance or regulation regulating such brightness or illumination that is adopted by a city, town or borough, pursuant to subsection (a) of this section, after the date of installation of such advertising sign or billboard. [pursuant to subsection (a) of this section.]

Sec. 5. (NEW) (*Effective October 1, 2021*) The zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds vote, may initiate the process by which such municipality opts out of the provision of subdivision (9) of subsection (d) of section 8-2 of the general statutes, as amended by this act, regarding limitations on parking spaces for dwelling units,

Substitute House Bill No. 6107

provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provision of said subsection within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provision of subsection (d) of section 8-2 of the general statutes, as amended by this act.

Sec. 6. (NEW) (*Effective January 1, 2022*) (a) Any zoning regulations adopted pursuant to section 8-2 of the general statutes, as amended by this act, shall:

(1) Designate locations or zoning districts within the municipality in which accessory apartments are allowed, provided at least one accessory apartment shall be allowed as of right on each lot that contains a single-family dwelling and no such accessory apartment shall be required to be an affordable accessory apartment;

(2) Allow accessory apartments to be attached to or located within the proposed or existing principal dwelling, or detached from the proposed or existing principal dwelling and located on the same lot as such dwelling;

(3) Set a maximum net floor area for an accessory apartment of not less than thirty per cent of the net floor area of the principal dwelling, or one thousand square feet, whichever is less, except that such regulations may allow a larger net floor area for such apartments;

Substitute House Bill No. 6107

(4) Require setbacks, lot size and building frontage less than or equal to that which is required for the principal dwelling, and require lot coverage greater than or equal to that which is required for the principal dwelling;

(5) Provide for height, landscaping and architectural design standards that do not exceed any such standards as they are applied to single-family dwellings in the municipality;

(6) Be prohibited from requiring (A) a passageway between any such accessory apartment and any such principal dwelling, (B) an exterior door for any such accessory apartment, except as required by the applicable building or fire code, (C) any more than one parking space for any such accessory apartment, or fees in lieu of parking otherwise allowed by section 8-2c of the general statutes, (D) a familial, marital or employment relationship between occupants of the principal dwelling and accessory apartment, (E) a minimum age for occupants of the accessory apartment, (F) separate billing of utilities otherwise connected to, or used by, the principal dwelling unit, or (G) periodic renewals for permits for such accessory apartments; and

(7) Be interpreted and enforced such that nothing in this section shall be in derogation of (A) applicable building code requirements, (B) the ability of a municipality to prohibit or limit the use of accessory apartments for short-term rentals or vacation stays, or (C) other requirements where a well or private sewerage system is being used, provided approval for any such accessory apartment shall not be unreasonably withheld.

(b) The as of right permit application and review process for approval of accessory apartments shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable zoning commission, except that an applicant may consent to one or more extensions of not more than an

Substitute House Bill No. 6107

additional sixty-five days or may withdraw such application.

(c) A municipality shall not (1) condition the approval of an accessory apartment on the correction of a nonconforming use, structure or lot, or (2) require the installation of fire sprinklers in an accessory apartment if such sprinklers are not required for the principal dwelling located on the same lot or otherwise required by the fire code.

(d) A municipality, special district, sewer or water authority shall not (1) consider an accessory apartment to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service, unless such accessory apartment was constructed with a new single-family dwelling on the same lot, or (2) require the installation of a new or separate utility connection directly to an accessory apartment or impose a related connection fee or capacity charge.

(e) If a municipality fails to adopt new regulations or amend existing regulations by January 1, 2023, for the purpose of complying with the provisions of subsections (a) to (d), inclusive, of this section, and unless such municipality opts out of the provisions of said subsections in accordance with the provisions of subsection (f) of this section, any noncompliant existing regulation shall become null and void and such municipality shall approve or deny applications for accessory apartments in accordance with the requirements for regulations set forth in the provisions of subsections (a) to (d), inclusive, of this section until such municipality adopts or amends a regulation in compliance with said subsections. A municipality may not use or impose additional standards beyond those set forth in subsections (a) to (d), inclusive, of this section.

(f) Notwithstanding the provisions of subsections (a) to (d), inclusive, of this section, the zoning commission or combined planning and zoning commission, as applicable, of a municipality, by a two-thirds

Substitute House Bill No. 6107

vote, may initiate the process by which such municipality opts out of the provisions of said subsections regarding allowance of accessory apartments, provided such commission: (1) First holds a public hearing in accordance with the provisions of section 8-7d of the general statutes on such proposed opt-out, (2) affirmatively decides to opt out of the provisions of said subsections within the period of time permitted under section 8-7d of the general statutes, (3) states upon its records the reasons for such decision, and (4) publishes notice of such decision in a newspaper having a substantial circulation in the municipality not later than fifteen days after such decision has been rendered. Thereafter, the municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, by a two-thirds vote, may complete the process by which such municipality opts out of the provisions of subsections (a) to (d), inclusive, of this section, except that, on and after January 1, 2023, no municipality may opt out of the provisions of said subsections.

Sec. 7. Subsection (k) of section 8-30g of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(k) The affordable housing appeals procedure established under this section shall not be available if the real property which is the subject of the application is located in a municipality in which at least ten per cent of all dwelling units in the municipality are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, (4) mobile manufactured homes located in mobile manufactured home parks or legally approved accessory apartments, which homes or

Substitute House Bill No. 6107

apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, or (5) mobile manufactured homes located in resident-owned mobile manufactured home parks. For the purposes of calculating the total number of dwelling units in a municipality, accessory apartments built or permitted after January 1, 2022, but that are not described in subdivision (4) of this subsection, shall not be counted toward such total number. The municipalities meeting the criteria set forth in this subsection shall be listed in the report submitted under section 8-37qqq. As used in this subsection, "accessory apartment" [means a separate living unit that (A) is attached to the main living unit of a house, which house has the external appearance of a single-family residence, (B) has a full kitchen, (C) has a square footage that is not more than thirty per cent of the total square footage of the house, (D) has an internal doorway connecting to the main living unit of the house, (E) is not billed separately from such main living unit for utilities, and (F) complies with the building code and health and safety regulations] has the same meaning as provided in section 8-1a, as amended by this act, and "resident-owned mobile manufactured home park" means a mobile manufactured home park consisting of mobile manufactured homes located on land that is deed restricted, and, at the time of issuance of a loan for the purchase of such land, such loan required seventy-five per cent of the units to be leased to persons with incomes equal to or less than eighty per cent of the median income, and either [(i)] (A) forty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than sixty per cent of the median income, or [(ii)] (B) twenty per cent of said seventy-five per cent to be leased to persons with incomes equal to or less than fifty per cent of the median income.

Substitute House Bill No. 6107

Sec. 8. Subsection (e) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(e) (1) The zoning commission shall provide for the manner in which the zoning regulations shall be enforced, except that any person appointed as a zoning enforcement officer on or after January 1, 2023, shall be certified in accordance with the provisions of subdivision (2) of this subsection.

(2) Beginning January 1, 2023, and annually thereafter, each person appointed as a zoning enforcement officer shall obtain certification from the Connecticut Association of Zoning Enforcement Officials and maintain such certification for the duration of employment as a zoning enforcement officer.

Sec. 9. (NEW) (*Effective from passage*) (a) On and after January 1, 2023, each member of a municipal planning commission, zoning commission, combined planning and zoning commission and zoning board of appeals shall complete at least four hours of training. Any such member serving on any such commission or board as of January 1, 2023, shall complete such initial training by January 1, 2024, and shall complete any subsequent training every other year thereafter. Any such member not serving on any such commission or board as of January 1, 2023, shall complete such initial training not later than one year after such member's election or appointment to such commission or board and shall complete any subsequent training every other year thereafter. Such training shall include at least one hour concerning affordable and fair housing policies and may also consist of (1) process and procedural matters, including the conduct of effective meetings and public hearings and the Freedom of Information Act, as defined in section 1-200 of the general statutes, (2) the interpretation of site plans, surveys, maps and architectural conventions, and (3) the impact of zoning on the environment, agriculture and historic resources.

Substitute House Bill No. 6107

(b) Not later than January 1, 2022, the Secretary of the Office of Policy and Management shall establish guidelines for such training in collaboration with land use training providers, including, but not limited to, the Connecticut Association of Zoning Enforcement Officials, the Connecticut Conference of Municipalities, the Connecticut Chapter of the American Planning Association, the Land Use Academy at the Center for Land Use Education and Research at The University of Connecticut, the Connecticut Bar Association, regional councils of governments and other nonprofit or educational institutions that provide land use training, except that if the secretary fails to establish such guidelines, such land use training providers may create and administer appropriate training for members of commissions and boards described in subsection (a) of this section, which may be used by such members for the purpose of complying with the provisions of said subsection.

(c) Not later than March 1, 2024, and annually thereafter, the planning commission, zoning commission, combined planning and zoning commission and zoning board of appeals, as applicable, in each municipality shall submit a statement to such municipality's legislative body or, in a municipality where the legislative body is a town meeting, its board of selectmen, affirming compliance with the training requirement established pursuant to subsection (a) of this section by each member of such commission or board required to complete such training in the calendar year ending the preceding December thirty-first.

Sec. 10. Section 7-245 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

For the purposes of this chapter: (1) "Acquire a sewerage system" means obtain title to all or any part of a sewerage system or any interest therein by purchase, condemnation, grant, gift, lease, rental or otherwise; (2) "alternative sewage treatment system" means a sewage treatment system serving one or more buildings that utilizes a method

Substitute House Bill No. 6107

of treatment other than a subsurface sewage disposal system and that involves a discharge to the groundwaters of the state; (3) "community sewerage system" means any sewerage system serving two or more residences in separate structures which is not connected to a municipal sewerage system or which is connected to a municipal sewerage system as a distinct and separately managed district or segment of such system, but does not include any sewerage system serving only a principal dwelling unit and an accessory apartment, as defined in section 8-1a, as amended by this act, located on the same lot; (4) "construct a sewerage system" means to acquire land, easements, rights-of-way or any other real or personal property or any interest therein, plan, construct, reconstruct, equip, extend and enlarge all or any part of a sewerage system; (5) "decentralized system" means managed subsurface sewage disposal systems, managed alternative sewage treatment systems or community sewerage systems that discharge sewage flows of less than five thousand gallons per day, are used to collect and treat domestic sewage, and involve a discharge to the groundwaters of the state from areas of a municipality; (6) "decentralized wastewater management district" means areas of a municipality designated by the municipality through a municipal ordinance when an engineering report has determined that the existing subsurface sewage disposal systems may be detrimental to public health or the environment and that decentralized systems are required and such report is approved by the Commissioner of Energy and Environmental Protection with concurring approval by the Commissioner of Public Health, after consultation with the local director of health; (7) "municipality" means any metropolitan district, town, consolidated town and city, consolidated town and borough, city, borough, village, fire and sewer district, sewer district and each municipal organization having authority to levy and collect taxes; (8) "operate a sewerage system" means own, use, equip, reequip, repair, maintain, supervise, manage, operate and perform any act pertinent to the collection, transportation and disposal of sewage; (9) "person" means any person, partnership,

Substitute House Bill No. 6107

corporation, limited liability company, association or public agency; (10) "remediation standards" means pollutant limits, performance requirements, design parameters or technical standards for application to existing sewage discharges in a decentralized wastewater management district for the improvement of wastewater treatment to protect public health and the environment; (11) "sewage" means any substance, liquid or solid, which may contaminate or pollute or affect the cleanliness or purity of any water; and (12) "sewerage system" means any device, equipment, appurtenance, facility and method for collecting, transporting, receiving, treating, disposing of or discharging sewage, including, but not limited to, decentralized systems within a decentralized wastewater management district when such district is established by municipal ordinance pursuant to section 7-247.

Sec. 11. Subsection (b) of section 7-246 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2021*):

(b) Each municipal water pollution control authority designated in accordance with this section may prepare and periodically update a water pollution control plan for the municipality. Such plan shall designate and delineate the boundary of: (1) Areas served by any municipal sewerage system; (2) areas where municipal sewerage facilities are planned and the schedule of design and construction anticipated or proposed; (3) areas where sewers are to be avoided; (4) areas served by any community sewerage system not owned by a municipality; (5) areas to be served by any proposed community sewerage system not owned by a municipality; and (6) areas to be designated as decentralized wastewater management districts. Such plan may designate and delineate specific allocations of capacity to serve areas that are able to be developed for residential or mixed-use buildings containing four or more dwelling units. Such plan shall also describe the means by which municipal programs are being carried out

Substitute House Bill No. 6107

to avoid community pollution problems and describe any programs wherein the local director of health manages subsurface sewage disposal systems. The authority shall file a copy of the plan and any periodic updates of such plan with the Commissioner of Energy and Environmental Protection and shall manage or ensure the effective supervision, management, control, operation and maintenance of any community sewerage system or decentralized wastewater management district not owned by a municipality.

Sec. 12. Section 8-30j of the general statutes is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) (1) [At] Not later than June 1, 2022, and at least once every five years thereafter, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality and shall submit a copy of such plan to the Secretary of the Office of Policy and Management, who shall post such plan on the Internet web site of said office. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.

(2) If, at the same time the municipality is required to submit to the Secretary of the Office of Policy and Management an affordable housing plan pursuant to subdivision (1) of this subsection, the municipality is also required to submit to the secretary a plan of conservation and development pursuant to section 8-23, such affordable housing plan may be included as part of such plan of conservation and development. The municipality may, to coincide with its submission to the secretary of a plan of conservation and development, submit to the secretary an affordable housing plan early, provided the municipality's next such submission of an affordable housing plan shall be five years thereafter.

(b) The municipality may hold public informational meetings or organize other activities to inform residents about the process of preparing the plan and shall post a copy of any draft plan or amendment

Substitute House Bill No. 6107

to such plan on the Internet web site of the municipality. If the municipality holds a public hearing, such posting shall occur at least thirty-five days prior to the public hearing. [on the adoption, the municipality shall file in the office of the town clerk of such municipality a copy of such draft plan or any amendments to the plan, and if applicable, post such draft plan on the Internet web site of the municipality.] After adoption of the plan, the municipality shall file the final plan in the office of the town clerk of such municipality and [, if applicable,] post the plan on the Internet web site of the municipality.

(c) Following adoption, the municipality shall regularly review and maintain such plan. The municipality may adopt such geographical, functional or other amendments to the plan or parts of the plan, in accordance with the provisions of this section, as it deems necessary. If the municipality fails to amend and submit to the Secretary of the Office of Policy and Management such plan every five years, the chief elected official of the municipality shall submit a letter to the [Commissioner of Housing] secretary that (1) explains why such plan was not amended, and (2) designates a date by which an amended plan shall be submitted.

Sec. 13. (*Effective from passage*) (a) There is established a Commission on Connecticut's Development and Future within the Legislative Department, which shall evaluate policies related to land use, conservation, housing affordability and infrastructure.

(b) The commission shall consist of the following members:

(1) Two appointed by the speaker of the House of Representatives, one of whom is a member of the General Assembly not described in subdivision (7), (8), (9) or (10) of this subsection and one of whom is a representative of a municipal advocacy organization;

(2) Two appointed by the president pro tempore of the Senate, one of whom is a member of the General Assembly not described in

Substitute House Bill No. 6107

subdivision (7), (8), (9) or (10) of this subsection and one of whom has expertise in state or local planning;

(3) Two appointed by the majority leader of the House of Representatives, one of whom has expertise in state affordable housing policy and one of whom represents a town with a population of greater than thirty thousand but less than seventy-five thousand;

(4) Two appointed by the majority leader of the Senate, one of whom has expertise in zoning policy and one of whom has expertise in community development policy;

(5) Two appointed by the minority leader of the House of Representatives, one of whom has expertise in environmental policy and one of whom is a representative of a municipal advocacy organization;

(6) Two appointed by the minority leader of the Senate, one of whom has expertise in homebuilding and one of whom is a representative of the Connecticut Association of Councils of Governments;

(7) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to planning and development;

(8) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to the environment;

(9) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters relating to housing;

(10) The chairpersons and ranking members of the joint standing committee of the General Assembly having cognizance of matters

Substitute House Bill No. 6107

relating to transportation;

(11) Two appointed by the Governor, one of whom is an attorney with expertise in planning and zoning and one of whom has expertise in fair housing;

(12) The Secretary of the Office of Policy and Management;

(13) The Commissioner of Administrative Services, or the commissioner's designee;

(14) The Commissioner of Economic and Community Development, or the commissioner's designee;

(15) The Commissioner of Energy and Environmental Protection, or the commissioner's designee;

(16) The Commissioner of Housing, or the commissioner's designee; and

(17) The Commissioner of Transportation, or the commissioner's designee.

(c) Appointing authorities, in cooperation with one another, shall make a good faith effort to ensure that, to the extent possible, the membership of the commission closely reflects the gender and racial diversity of the state. Members of the commission shall serve without compensation, except for necessary expenses incurred in the performance of their duties. Any vacancy shall be filled by the appointing authority.

(d) The speaker of the House of Representatives and the president pro tempore of the Senate shall jointly select one of the members of the General Assembly described in subdivision (1) or (2) of subsection (b) of this section to serve as one cochairperson of the commission. The Secretary of the Office of Policy and Management shall serve as the other

Substitute House Bill No. 6107

cochairperson of the commission. Such cochairpersons shall schedule the first meeting of the commission.

(e) The commission may accept administrative support and technical and research assistance from outside organizations and employees of the Joint Committee on Legislative Management. The cochairpersons may establish, as needed, working groups consisting of commission members and nonmembers and may designate a chairperson of each such working group.

(f) (1) Except as provided in subdivision (2) of this subsection, not later than January 1, 2022, and not later than January 1, 2023, the commission shall submit a report to the joint standing committees of the General Assembly having cognizance of matters relating to planning and development, environment, housing and transportation and to the Secretary of the Office of Policy and Management, in accordance with the provisions of section 11-4a of the general statutes, regarding the following:

(A) Any recommendations for statutory changes concerning the process for developing, adopting and implementing the state plan of conservation and development;

(B) Any recommendations for (i) statutory changes concerning the process for developing and adopting the state's consolidated plan for housing and community development prepared pursuant to section 8-37t of the general statutes, and (ii) implementation of such plan;

(C) Any recommendations (i) for guidelines and incentives for compliance with (I) the requirements for affordable housing plans prepared pursuant to section 8-30j of the general statutes, as amended by this act, and (II) subdivisions (4) to (6), inclusive, of subsection (b) of section 8-2 of the general statutes, as amended by this act, and (ii) as to how such compliance should be determined, as well as the form and

Substitute House Bill No. 6107

manner in which evidence of such compliance should be demonstrated. Nothing in this subparagraph may be construed as permitting any municipality to delay the preparation or amendment and adoption of an affordable housing plan, and the submission of a copy of such plan to the Secretary of the Office of Policy and Management, beyond the date set forth in subsection (a) of section 8-30j of the general statutes, as amended by this act;

(D) (i) Existing categories of discharge that constitute (I) alternative on-site sewage treatment systems, as described in section 19a-35a of the general statutes, (II) subsurface community sewerage systems, as described in section 22a-430 of the general statutes, and (III) decentralized systems, as defined in section 7-245 of the general statutes, as amended by this act, (ii) current administrative jurisdiction to issue or deny permits and approvals for such systems, with reference to daily capacities of such systems, and (iii) the potential impacts of increasing the daily capacities of such systems, including changes in administrative jurisdiction over such systems and the timeframe for adoption of regulations to implement any such changes in administrative jurisdiction; and

(E) (i) Development of model design guidelines for both buildings and context-appropriate streets that municipalities may adopt, in whole or in part, as part of their zoning or subdivision regulations, which guidelines shall (I) identify common architectural and site design features of building types used in urban, suburban and rural communities throughout this state, (II) create a catalogue of common building types, particularly those typically associated with housing, (III) establish reasonable and cost-effective design review standards for approval of common building types, accounting for topography, geology, climate change and infrastructure capacity, (IV) establish procedures for expediting the approval of buildings or streets that satisfy such design review standards, whether for zoning or subdivision

Substitute House Bill No. 6107

regulations, and (V) create a design manual for context-appropriate streets that complement common building types, and (ii) development and implementation by the regional councils of governments of an education and training program for the delivery of such model design guidelines for both buildings and context-appropriate streets.

(2) If the commission is unable to meet the January 1, 2022, deadline set forth in subdivision (1) of this subsection for the submission of the report described in said subdivision, the cochairpersons shall request from the speaker of the House of Representatives and president pro tempore of the Senate an extension of time for such submission and shall submit an interim report.

(3) The commission shall terminate on the date it submits its final report or January 1, 2023, whichever is later.

Approved June 10, 2021

Margaret's Report 4/4/2022

Zoning Permits issued:

330 Day Street – David Singer. RA Zone. Change of use following the issuance of a Special Permit for Adaptive Re-Use of an Agricultural Building. The Special Permit was recorded on 3/14/22. Peregrine Manufacturing makes and fill backpacks used in sky-diving using industrial sewing. They manufacture everything in the backpack except the parachute.

330 Day Street – Rachel Trinque, owner. RA Zone. Change of use following the issuance of a Special Permit for Adaptive Re-Use of an Agricultural Building. The Special Permit was recorded on 3/14/22. Show Shine Solutions LLC, Jason Williamson, member, applies ceramic coatings and does auto detailing.

32 Day Street – Megan Young. R-10 Zone. Finish 865 sq feet of 1050 sq foot basement for family room, bar area and bath with shower.

29 South Street – Stephen Palladino. RA Zone. New in-ground swimming pool.

312 Allen Hill Road – Melissa and Keith Sebastian. RA Zone. Construct new detached 2-car garage with attic storage; relocate existing 12' x 24' shed.

91 Fortin Drive – Leona and Gerald Mainville. R10 Zone. New 10-ft x 12-ft shed in the rear yard.

Final Certificates of Zoning Compliance issued:

190 Wolf Den Road – JP & Stephanie Rimoczy. RA Zone. New single-family dwelling with attached garage, front porch and rear deck.

330 Day Street – David Singer. RA Zone. Change of use following the issuance of a Special Permit for Adaptive Re-Use of an Agricultural Building.

330 Day Street – David Singer. RA Zone. Free standing sign on Day Street replaced from the Mid-Day Acres sign to a new Peregrine Manufacturing sign.

Home Office Permits Issued:

50 Mason Road – Ryan Joly. Home office for home contractor.

Sign Permits issued:

330 Day Street – David Singer. RA Zone. Free standing sign on Day Street replaced from the Mid-Day Acres sign to a new Peregrine Manufacturing sign.

Zoning Issues:

20 Franklin Drive – Stephanie and Brennan Hynes. R-30 Zone. A 16-ft x 32-ft above-ground swimming pool and wrap-around deck were installed in the rear yard with no zoning permit or building permit. After several Notices of Violation, an as-built plan was submitted on 3/24/22. A variance request is anticipated.

67 Paradise Drive – Lisa Grover Bessette. RA Zone. A Cease & Desist Order was issued on 3/15/22, with a deadline of 4/5/22 to stop using the camping trailer as a dwelling unit on a lot with no house, and also to remove the camping trailer from the lot. Ms. Bessette has refused to accept the certified mail. I emailed the Cease & Desist Order to Ms. Bessette and asked for a reply that she had received it. She has failed to reply. Attempts at obtaining voluntary compliance have been fruitless. A Citation will be forthcoming.

300 Canterbury Road – Jennifer Johnson and Beth Sorel. An above-ground swimming pool/deck combination was installed with no approval from NDDH, no Zoning permit and no Building Permit. Attempts are being made to obtain voluntary compliance.

530 Wauregan Road – Brooklyn Sand & Gravel.

I inspected, took photographs and issued a Notice of Exceedance on March 21. The holder of Gravel Special Permit SPG 19-002 appears to have exceeded the approved limits of the Phase 1 Excavation Area, as shown on the approved plans. An as-built plan has been required, along with an estimate generated by a Professional Engineer stating how many cubic yards of material have been removed outside the approved limits of the Phase 1 Excavation Area.

ZBA Variances Granted: None.