

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda - **REVISED**
Wednesday, January 4, 2023 6:30 p.m.**

MEETING LOCATION:		
Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT		
Click link below: https://us06web.zoom.us/j/87925438541	or	Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656		
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting		

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Election of Officers
- V. Adoption of Minutes: Meeting December 20, 2022
- VI. Public Commentary
- VII. Unfinished Business:
 - a. Reading of Legal Notices: None.
 - b. Continued Public Hearings: None.
 - c. New Public Hearings:
 - 1. **ZRC 22-008:** Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.
 - d. Other Unfinished Business:
 - 1. **ZRC 22-008:** Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.
 - 2. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping, Applicant: Little Dipper Farm.
 - 3. **SD 22-003:** Two-lot Subdivision including 26 acres at 430 Allen Hill Road (Map 32, Lot 128), Applicant: Naomi Regis.
 - 4. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. ***Public Hearing to be rescheduled***
 - 5. **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso. ***Public Hearing 2/1/2023***
- VIII. New Business:
 - a. Applications:
 - 1. **SD 22-004:** One lot Resubdivision including 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C), Applicant: Wayne Jolley/Lori Pike.
 - 2. **ZRC 22-009:** Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates.
 - b. Other New Business: None.
- IX. Reports of Officers and Committees:
 - a. Staff Reports
 - b. Budget Update
 - c. Correspondence
 - d. Chairman's Report
- X. Public Commentary
- XI. Adjourn

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, December 20, 2022 6:30 p.m.**

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

MEETING LOCATION:	
Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT	
Click link below: https://us06web.zoom.us/j/84765564828	or Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656	
Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting	

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:38 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Lisa Herring, Seth Pember, Gill Maiato; Brian Simmons and (all were present in person).
Sara Deshaies was present via Zoom.
- *NOTE: Due to not being sworn in as a Regular Member, John Haefele is not listed in the roll call. He did attend the meeting as a member of the public.*

Staff Present: Jana Roberson, Town Planner and Director of Community Development; Austin Tanner, First Selectman (both present in person).

Also Present in Person: Attorney Kathleen Cerrone, The Northeast Law Center; J.S. Perreault, Recording Secretary.

There were approximately ten additional people present in the audience.

Present via Zoom: Jackie; Nolan Spradlin; Joe; Lori Johnston; WINY Radio; Peter Alter.

III. Seating of Alternates

Motion was made by A. Fitzgerald to seat Brian Simmons as a Regular Member for this meeting (December 20, 2022), in the absence of J. Haefele.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (7-0-0).

IV. Adoption of Minutes: Meeting December 7, 2022

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of December 7, 2022, as presented.

Second by G. Maiato.

Discussion:

J.S. Perreault, Recording Secretary noted that she had forgotten to put her name at the end of the minutes.

Motion carried unanimously by voice vote (8-0-0).

- V. Public Commentary** – There were no comments from the public either in person or via Zoom.

VI. Unfinished Business:

- a. **Reading of Legal Notices: None.**
- b. **Continued Public Hearings: None.**
- c. **New Public Hearings: None.**

d. **Other Unfinished Business:**

1. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping.

M. Sigfridson explained that the public hearing was closed at the last meeting of the PZC and that the Commission could take action at this meeting, although not required to do so if not ready.

G. Maiato stated that although he was not present at the November 15th meeting, he had listened to the recording and is prepared to participate this evening. Ms. Sigfridson stated that all of the Members present had been present for all of the public hearing meetings and that B. Simmons was seated as a Regular Member for all of those meetings.

The Commission Members stated their individual thoughts on the Application.

- **A. Fitzgerald** stated that he cannot see any benefit to the Town or property owners. He has reviewed everything multiple times and can't see a reason to change the Zone. He feels that it would put a strain on the Town's resources that are already strained. He daily hears stories of things being stolen and he feels that it is a lot of territory for one Resident Trooper to cover. He has not heard any comments from the Fire Marshal.
M. Sigfridson noted that the Fire Marshal would weigh in on a special permit application rather than a zone change application.
- **G. Maiato** stated that if it is going to affect 85 percent of the Townspeople, he is not in favor.
- **L. Herring** commented that, although she understands the commercial aspects, she feels that putting in a large private school on a parcel of this size would be less conservative of the land than putting up some temporary shelters. She voiced concern about being able to put so many event facilities in much smaller parcels in Town and that is felt to be more conservative than this Application. She feels that other alternative options could also put a burden on fire and EMS services. She commented that agriculture on large parcels is no longer, necessarily, sustainable without some other alternative to match with it. She feels that it is a balancing act. She doesn't understand why it wouldn't benefit the Town.
There was discussion regarding tax revenue.
- **B. Simmons** commented about the Brooklyn Fair being a campground. He stated that campers are allowed there and he sees open fires there all the time. He said that we don't know who is going to show up there because carnival people come in, other events come in and campers are allowed. He asked what limit is on campers at the Brooklyn Fairgrounds. He asked how it is zoned.
G. Maiato stated that there is no limit there that he knows of.
J. Roberson stated that, because it is the longest running agricultural fair, it is grandfathered under Zoning and we allow any events at the Fairground.
Mr. Maiato stated that they have to go under the Event Ordinance.
Mr. Simmons stated that is the same as the Applicant and they would be going through permitting to allow 220 people on their site at any one time and the Fairground could have 5,000 people a day.
- **Ms. Sigfridson** stated agreement with Ms. Herring and B. Simmons regarding the concept of impact/intensity of the potential uses rather than commercial vs. non-commercial (which she feels is an arbitrary distinction). She feels that the potential impact with all of the conditions that were discussed seems much less for potential strain on Town resources for 220 glampers vs. the possibility of a single-family home or duplex dwelling on every two acres or multi-family housing. She noted that you could have a condo application on any parcel over five acres. She feels that the potential impact from a glamp-ground seems much less than from some of the other things, that we may already allow on similar parcels, like schools, electrical substations and gravel pits. Ms. Sigfridson stated,

for the Record, that she does not like the words “glamping” and “glamp-ground.” She feels that it would be a benefit to give owners the opportunity to engage in a use that is less intense than some of the other options they may have for their land.

Ms. Sigfridson also mentioned the potential for recreation and economic development. She stated that there wasn’t much expert testimony on the issue of economic development. There were conflicting concerns as some feel that it would be a dismal failure, while others feel that every large parcel in Town would be purchased by some out-of-State glamping conglomerate and we would suddenly be overrun with glampers. She feels that the truth is probably somewhere in the middle. She feels that actors would compile their demographic information and make wise investments. Her hope is that, if we do allow this and eventually have an application, the Commission would give careful consideration to the applications as they come before us and that we would have successful businesses, which the POCD states is important. She said that she would like to encourage this and she thinks it would be good for the Town.

- **L. Herring** stated that she has reservations for multiple cabins being built. She feels that, if not successful, it would be more conservative to the land to dismantle platforms and tents rather than dismantling 15 or 20 cabins and then, putting it back to open land.
C. Kelleher stated that it could be addressed by an actual application.
- **C. Kelleher** stated agreement with Ms. Sigfridson with the exception of the number of units as she still feels that 125 units for 125 acres (density of 1 per acre) is too much, especially with a maximum of 225 people. She feels that this allows a capacity or units that far exceeds the number of people allowed. She stated that she would be more inclined to approve the Application with a much smaller number of units which would give a chance to see the real impact. If too little, it can always be changed. She suggested lowering to 50 units as she recalled Dr. Poland’s statement, in response to her question at the last meeting, that you would probably see more like 30 or 40. She said that this was not in the minutes, but can be heard on the recording of the meeting. She feels that this would be a reasonable thing to do.
- A. Fitzgerald asked if the Town Attorney had reviewed the ambiguous language. Ms. Sigfridson stated that, as far as she knows, it has not been referred to the Town Attorney. A. Tanner explained that some of the terms cannot be defined as they are relative terms. Ms. Kelleher stated that it has been standard procedure to refer to the Land Use Attorney for review. Ms. Roberson stated that it has been referred to the Land Use Attorney and he has reviewed it and he defers to the PZC’s legislative authority.
Ms. Sigfridson commented that, although she does not agree with everything that Dr. Poland said, she feels that he succinctly stated that our Regulations already say that any terms not defined in the Regulation, should be given their usual meanings (dictionary) and beyond that, it is up to the Commission to interpret the Regulations.
- **Seth Pember** commented that he has a few problems with the proposal in its current state:
 - The three biggest survey answers in the POCD: maintains character of neighborhood; quiet and inconspicuous; minimize traffic impacts. He feels that a couple hundred people coming down Wolf Den Road on check in and check out day is not minimum traffic impact and is not quiet and inconspicuous. He likes the idea of preserving agricultural land with something like a glamp-ground, but he does not think that this is the particular area for it. He thinks that it is back roads in the country where you could have 225 people coming in and out on the same day, which would be traffic of 450 people on check in/check out day, all at once on Wolf Den Road, which is not a big street and it is made for that kind of traffic. While he likes the idea of glamping, he feels that the scale, that we would be allowing if approved, is too large, especially for that particular

area. He explained that he knows that the Commission is not supposed to be looking at a particular area, but if you look at all of the areas that would be approved for this, none of them are on Route 6 or Route 169. They are all back areas where this scale of campground he feels is not feasible. He feels that it would put duress on the Town.

F.Fitzgerald commented that although we can't talk about a specific place, it is almost the only place that it could go.

- **S. Deshaies** commented that the reason why the Commission keeps coming back to the glamp-grounds and the sites is because we've already seen this Application, so we kind of know what is coming at us. She asked what happens the next time when something is presented that our Regulations haven't addressed and they've got their shoe in and we've got glamp-grounds all over Brooklyn. She said that she is not a fan. Her opinion is that she does not think it is right for Brooklyn. She stated agreement with Mr. Pember. She stated that she does not see a financial upside for the Town, she feels that it strains our resources and she said that if she lived on Wolf Den Road or Bush Hill Road she would be really upset. It is a sleepy, little scenic part of Brooklyn that wouldn't be that way anymore.

Mr. Simmons stated that it wouldn't be that way with 50 houses. Mr. Fitzgerald stated that that putting 50 houses in is allowed right now and he explained/clarified that he is not in favor of changing zones as he has never been a proponent of changing zones. Mr. Fitzgerald also commented that nobody would be putting a substation there because there are no transmission line. Mr. Tanner explained that having one more use doesn't mean that everybody is going to jump into it.

Ms. Roberson stated that, if approved, it would still be the RA Zone and residences would still be allowed there. The only four parcels that meet the criteria, as lot lines currently exist, are: a parcel own by Sansoucy; a parcel owned by the Learning Clinic; and the two Little Dipper parcels.

M. Sigfridson explained that if the Regulations don't specifically say that something is allowed, then you can't do it, which is why we get applications like this one.

Mr. Tanner explained that, if approved, it would be permissible, but not feasible, in 85 percent of Town. He said that change is always hard, but we have to be open-minded. He commented that it may make Brooklyn more of a destination, like Putnam is for antiques. He said that he doesn't think anyone would put in the 125 units, but it would be theoretically possible. Ms. Kelleher, again, stated that she would like it to be reduced. Mr. Tanner stated that a lot of good points had been brought up, during the public hearing, which could be addressed by experts if application is submitted.

- L. Herring feels that Event Facilities needs to be addressed in the Regulations, although she understands about the traffic. She again mentioned that it is a balancing act and that we are not making farming any easier for farmers.
- Ms. Sigfridson commented that change is hard and that if we keep doing what we've been doing, we will get more of what we've got which is little residential subdivisions everywhere which are not a financial net gain for the Town, they are a financial strain on the Town. Residential development costs the Town money. She commented about a concern that had been raised during the public hearing about Brooklyn being a test case. She thinks it's great that Brooklyn, a little town, was not afraid to be the first Town in the State to have Village District Regulations. You don't have to take a wait and see approach.

The Commission Members discussed possible conditions of approval:

- Mr. Pember stated that we all have some concerns regarding the number of people and number of units. He feels that, if we are going to be experimental, it should be scaled down to the point where everybody is comfortable. He said that he is not ready to approve it at this size.

- Ms. Sigfridson stated that she is in favor of the change, but she is also okay with it being limited to 50 units.
- Ms. Herring agreed and she stated that she understands that it needs to be sustainable, but she also understands that this is something new and we are looking to make sure that it works well for residential areas in our little Town. She, again, stated that she is not a fan of multiple stay-forever structures.
- Mr. Simmons explained that he has done some research and found that that they are not permanent fixtures. Ms. Herring feels that there should be no individual cabins for individual stays.

Mr. Simmons brought up the Fairgrounds again and there was discussion about year round. There may not be as many people during wintertime.

- Ms. Kelleher stated that there are controls. She referred to gravel banks in the RA Zone and talked about allowing people to use their property in a way that is beneficial to them as long as it doesn't impinge on the rights of others. She spoke of how it is difficult for farmers to just farm.
Ms. Sigfridson agreed and commented that farms these days don't look like bucolic rolling fields, but they are metal buildings full of swine (which would be currently allowed).
- Mr. Pember stated that the Commission needs to look at the four parcels and decide what we want in those particular areas because that is all we have to judge by at the moment. He does not feel that this scale works in those four areas. He doesn't think that being cautious is a bad thing.
- Ms. Sigfridson stated that she feels that most of the Commission Members agrees with Mr. Pember. She suggested that the Commission give thought to make some changes that could be agreed upon as much as possible to draft a motion to approve. She explained that if anyone was not in favor of glamping to any degree, they would not vote in favor of the proposal. All Members will need to state their reasons whichever way they vote.

J. Roberson referred to her Staff Guidance dated 12/20/2022. The Commission has until its first meeting in February to act. Ms. Sigfridson suggested that the Commission not act at this meeting as modifications are to be made to the proposal.

- There was discussion regarding revisions to the total number of glamp sites, glamping units and maximum occupancy. Ms. Roberson explained about suitable acres, and glamp sites vs. glamping units (she referred to proposed Sections 6.T.2.5 & 6).
 - Ms. Kelleher suggested a maximum number of people of whatever is decided upon and she suggested for events, it could be increased by going through the Special Event Application Process.
 - It was suggested to have separate maximum occupancy limits for lodging and event guests. Ms. Roberson read aloud proposed Section 6.T.2.15. Mr. Pember noted that this is addressed under proposed Section 6.T.2.23. Mr. Pember suggested no change to 6.T.2.23 and that 6.T.2.15 be changed to read as follows, "Maximum lodging occupancy for the Glamp-ground shall be a total of 110 persons." Discussion continued.
 - Ms. Herring suggested removing cabins/permanent structures altogether for actual glampers. She also feels that there should not be mobile structures in and out, campers should not be allowed to come and set up and take them off their wheels. They should be tents.
Discussion continued. Nobody would be bringing in their own trailer. Ms. Roberson read aloud from the definition of glamping unit from the proposed modifications dated 11/29/2022. She also read aloud Section 6.T.2.9 and suggested that the Commission may want to change the second sentence. Ms. Kelleher suggested that language be added about keeping with the natural characteristics of the surrounding area and that it needs to be determined by the Commission.
 - S. Deshaies stated that she likes what is being discussed and agrees with campers being removed altogether and she likes more nature driven.

- There was discussion regarding the maximum size of sites and size and height of structures. Ms. Roberson noted that the size of the deck may be included with square footage of the structure, so it is not necessarily all interior space. Mr. Fitzgerald suggested that there be a total square footage and a total living space. Ms. Sigfridson suggested a maximum of 400 or 500 sq. ft. Ms. Kelleher stated that the Applicant had expressed that they would like flexibility for the units. Regarding a question about ensuring that structures of different sizes would be used, Ms. Roberson encouraged the Commission to include as many standards that they feel are appropriate.
- There was discussion regarding enforcement for violations. Ms. Roberson explained that the appropriate response to an enforcement problem would be with our Zoning Enforcement Officer, our Citation Ordinance and a process that we have of fining violators.
- Ms. Sigfridson suggested that the Commission Members go over the changes discussed before the next meeting to see if there are further changes to be made. Ms. Roberson stated that the changes discussed would not cause a need to republish. She explained that it is within the Commission's authority to approve, modify and approve or deny the proposal. Eliminating language and modifying numbers are a completely acceptable type of modification. Ms. Roberson will draft modifications to language based on the discussion: eliminating total number of people; potential different number on the total number of glamping units; eliminating hard-sided structures and things that can be brought in on wheels.
- There was discussion regarding staff housing and Ms. Roberson read aloud proposed Section 6.T.2.13 – no change to this language. There was discussion regarding proposed Section 6.T.2.7. Mr. Pember would like to do more research on sizes of safari tents and yurts to get a better understanding. Ms. Sigfridson stated no change to this item at this time, but could be considered by Commission Members between now and the next meeting.
- There was more discussion regarding hard-sided structures. Ms. Roberson suggested that the following sentence in the definition of Glamping Unit, “Such structures may include, but are not limited to, safari tents, yurts, teepees, hart-sided structures, small cabins, and other similar structures” be replaced with “Such structures may include, but are not limited to, safari tents, yurts and teepees.” Ms. Sigfridson read aloud proposed Section 6.T.2.24. If applicants have a specific idea that is not allowed, they can ask for it to be changed.

Motion was made by C. Kelleher to table **ZRC 22-007**: Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping, to the next regular meeting of the Planning and Zoning Commission to be held on January 4, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by S. Pember. No discussion.

Motion carried unanimously by voice vote (8-0-0).

2. **ZRC 22-008**: Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development. ***Public Hearing 1/4/2023 ***
3. **SD 22-003**: Two-lot Subdivision including 26 acres at 430 Allen Hill Road (Map 32, Lot 128), Applicant: Naomi Regis.

J. Roberson explained that the PZC had referred this Application to the Conservation Commission which will be meeting before the PZC's January 4th meeting. Therefore, their report on their suggested method for open space dedication should be available then.

4. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. ***Public Hearing 1/17/2023 ***
5. **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso. ***Public Hearing 2/1/2023***

VII. New Business:

- a. **Applications:** None.
- b. **Other New Business:**
 1. Pre-application discussion with Brooklyn 405, LLC.

Nolan Spradlin, via Zoom, provided a brief PowerPoint presentation, Patriot Properties, which was displayed. He explained that they are interested in applying to put self-storage at 405 and 423 Providence Road. He explained their preliminary plans. All units to be interior.

Dana Barnes, Brooklyn 405, LLC, property owner, was present in person. Mr. Barnes explained that they have been trying to develop the site for 10 or 15 years and are continuing to look for ways to develop it. He provided an aerial photo showing that the lot lines had been redrawn (it was also displayed as part of the PowerPoint presentation).

Ms. Roberson explained that there is an existing house on the property and she explained about a powerline upgrade that had happened on the property.

Mr. Barnes explained that there would be two pads sites proposed in front of the self-storage. He explained about the two entrances. He explained that there would be no additional curb cuts on Route 6 under this plan. He asked for direction from the Commission as to whether they would be amenable to this type of application.

Ms. Roberson explained that there is a very similar proposal currently in the system.

There was discussion regarding self-storage not currently being allowed in the PC Zone. Ms. Roberson explained that if it could be hidden on the rear acreage, it could be consistent with the design guidelines for the Route corridor. Discussion continued.

Mr. Barnes stated that the Commission was receptive with reservations. Ms. Sigfridson stated "yes."

Motion was made by S. Pember to move Agenda Item IX. Public Commentary to between Items VII.b.1 and VII.b.2.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (8-0-0).

Public Commentary (moved up on the Agenda).

Scott Winslow, Herrick Road, asked a procedural question: "When making a decision on one application, does the Commission take into account the impact from another application that is in front of the Commission?" For example, traffic from the other application on Wolf Den Road for an event facility. He is concerned that there could be three events going on simultaneously involving 750 people within a short distance from one another.

Ms. Sigfridson explained that the Commission takes into account the present circumstances. Ms. Roberson stated that a traffic engineer predicts traffic volumes based on the use being proposed for that application.

Mr. Winslow said that he struggles with one having a better economic viability to the Town than the other, as one is self-contained and the other is a business generating income for the Town. There was discussion regarding how a traffic study is done.

Mr. Winslow asked that his comments be recorded in the minutes. He said that his comments in the past were not accurately recorded in the minutes. Ms. Sigfridson explained to Mr. Winslow that if he feels that his comments are misrepresented, he can ask for correction during public comment.

2. Potential Executive Session to discuss ongoing litigation

Ms. Roberson gave a brief overview to Executive Session.

Motion was made by C. Kelleher to enter into Executive Session at 9:34 p.m.

Second by G. Maiato. No discussion.

Motion carried unanimously by voice vote (8-0-0).

Included in Executive Session: M. Sigfridson; C. Kelleher; A. Fitzgerald; J. Haefele; S. Pember; L. Herring; S. Deshaies; G. Maiato; B. Simmons; J. Roberson; A. Tanner; Peter Alter, Town Attorney.

Executive Session was closed at 9:45 p.m.

The Meeting was re-opened.

3. Possible action regarding ongoing litigation

Motion was made by S. Pember: Move that the Brooklyn Planning and Zoning Commission authorizes the Town Counsel to enter into a settlement agreement in the presently pending matter. WWM-CV20-6020529- Strategic Commercial Realty, Inc. D/B/A Rawson Materials v. Town of Brooklyn Planning and Zoning Commission, by which the applicant has agreed to increase the protective buffer area of non-disturbance from its original proposal in order to further address the concerns of the Brooklyn Inland Wetlands and Watercourses Commission in protecting the kettle pond located on the site as well as the Quinebaug River. The area of non-disturbance related to the kettle pond shall be 100' and the non-disturbance area related to the Quinebaug River shall be 125', all as shown on map titled "Key Map & Phasing Plan prepared for Strategic Commercial Realty, Inc. d/b/a Rawson Materials, Proposed Gravel Excavation Land N/F The Potvin Family Trust, Maynard Road, Brooklyn, CT," sheet 3 of 17, last revised 12/9/2022. The settlement of a related pending appeal pending against the IWWA utilizing the identical proposed increase in the area of non-disturbance has been reviewed and approved by the Brooklyn Inland Wetland and Watercourses Commission at its last meeting thereby rendering the prior condition imposed by the Planning and Zoning Commission of no further force or effect. The agreed upon separating distances shall be a condition of approval of the excavation permit granted by the Planning and Zoning Commission."

Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (8-0-0).

VIII. Reports of Officers and Committees – No discussion.

IX. Public Commentary – See Above.

X. Adjourn

The Meeting was adjourned at 9:50 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold a public hearing on Wednesday January 4, 2023, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **ZRC 22-008:** Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.

A copy of this proposal is available for review on the Town of Brooklyn website, Town Clerk's office and at the Land Use office. All interested parties may attend the meeting, be heard and written correspondence received. Written correspondence may be submitted in advance of the meeting to the Town Planner at j.roberson@brooklynct.org or at 69 South Main Street Brooklyn, CT 06234.

Please publish December 21 and December 28



TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 11/17/2022 Check # _____ Application #ZRC 22-008

Application Fee: \$250 State Fee: \$60 Publication Fee: \$~~600~~¹⁵⁰

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839

Mailing Address 13309 Palmers Creed Terrace, Lakewood Ranch, FL 34202

REQUEST TO AMEND ARTICLE(S) 4 SECTION(S) D

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

PARAGRAPH TO CHANGE 4.D.2.3 OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Add 4.D.2.3.19 Self-Storage Facilities, as a Special Permit Use in the Planned Commercial Zone

REASON FOR REQUEST:

Allow Self-Storage Facilities in the Planned Commercial Zone

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

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 11/17/2022 Check # _____ Application #ZRC _____

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant Townsend Development Associates, LLC Phone 860-208-6839

Mailing Address 13309 Palmers Creed Terrace, Lakewood Ranch, FL 34202

REQUEST TO AMEND ARTICLE(S) 6 SECTION(S) T

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

PARAGRAPH TO CHANGE 6.T OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Add Section 6.T Self-Storage Facilities in the Planned Commercial Zone

REASON FOR REQUEST:

Add additional standards for Self-Storage Facilities proposed in the Planned Commercial Zone

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

4.D. PLANNED COMMERCIAL ZONE

4.D.1. PURPOSE

The Planned Commercial (PC) Zone is intended to provide for those commercial uses which will accommodate the broad range of retail shopping, service and office space that will economically enhance the community while maintaining the sense of community and character of the Town of Brooklyn as outlined in the Town’s Plan of Conservation and Development.

4.D.2. PERMITTED PRINCIPAL USES

4.D.2.1. AGRICULTURAL-RELATED USES	
1. Farmers’ Markets in accordance with Sec. 6.L.4.	Zoning Permit (staff)
4.D.2.2. RESIDENTIAL-RELATED USES	
1. Not permitted	
4.D.2.3. BUSINESS-RELATED USES	
1. Retail Use	Special Permit (PZC)
2. Personal Services	Special Permit (PZC)
3. Restaurant, including fast food restaurant but not drive in restaurant	Special Permit (PZC)
4. Office – Business or Administrative	Special Permit (PZC)
5. Bank	Special Permit (PZC)
6. Licensed Health Service	Special Permit (PZC)
7. Banquet Hall and/or Caterer’s Establishment	Special Permit (PZC)
8. Hotel/Motel	Special Permit (PZC)
9. Child Day Care Center / Adult Day Care Center	Special Permit (PZC)
10. Health Club and/or Membership Club	Special Permit (PZC)
11. Automobile Sales	Special Permit (PZC)
12. Automotive Service Station	Special Permit (PZC)
13. Gas station	Special Permit (PZC)
14. Theater	Special Permit (PZC)
15. Indoor Sports and Recreation	Special Permit (PZC)
16. Itinerant Vendors in accordance with Sec. 6.L.2.	Zoning Permit (staff)
17. Seasonal Vendors in accordance with Sec. 6.L.3.	Special Permit (PZC)
18. Retail sale of cannabis by a Cannabis Retailer, or retail sale of cannabis and medical marijuana by a Hybrid Retailer, in accordance with Sec.6.S.	Special Permit (PZC)
19. Self-storage facility in accordance with Section 6.T.	Special Permit (PZC)

6.S

USE-RELATED PROVISIONS

SEPARATING DISTANCE FOR RETAIL SALE OF CANNABIS

6.S. SEPARATING DISTANCE FOR RETAIL SALE OF CANNABIS

6.S.1. PURPOSES

The intent of this regulation is to control the number and proximity of retail cannabis outlets in a rural community of our population as a matter of public safety and convenience, to preserve property values, as a means of promoting health and the general welfare of the community, and to preserve the community's quality of life.

6.S.2. STANDARDS

Notwithstanding any other Section of these Regulations, retail sale of cannabis by a Cannabis Retailer or a Hybrid Retailer may be allowed as a Special Permit use in accordance with the provisions of Sec. 9.D. and further subject to the following provision: that any Cannabis Retailer shall be located not less than 6,000 linear feet from another Cannabis Retailer or Hybrid Retailer. The separating distance between any two cannabis retail outlets (whether a Cannabis Retailer or a Hybrid Retailer) shall be measured from the nearest property line of the lot upon which the use is located to the nearest property line of the lot upon which another retail sale of cannabis use is proposed. No variance shall be issued by the Zoning Board of Appeals to reduce this separating distance.

6.T. SELF-STORAGE FACILITIES IN THE PLANNED COMMERCIAL ZONE

6.T.1. PURPOSES

The intent of this regulation is to allow self-storage facilities subject to the standards indicated in Section 6.T.2.

6.T.2. STANDARDS

Notwithstanding any other Section of these Regulations, self-storage facilities may be allowed as a Special Permit use in accordance with the provisions of Sec. 9.D. and the following provisions:

1. Self-storage facilities shall only be allowed on rear lots, and shall be located a minimum of 150-feet from any street line.

**TOWN OF BROOKLYN
PLANNING AND ZONING
COMMISSION**

**REQUEST TO CHANGE:
Modifications – 1/3/23**

I. Proposed Text Amendment - Glamping

[This language in [brackets] shall not be included in the Zoning Regulations and is provided simply to offer context and understanding. All other language shall be included in the respective amendments.]

[The following definitions are proposed to be incorporated into Section 2. Words and Terms, Subsection 2.B. Definitions, of the Town of Brooklyn Zoning Regulations.]

Glamping: Glamping describes luxury camping in unique and well-designed lodging structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat/ac, indoor plumbing, or food and beverage service usually not used when camping traditionally.

Glamping Site: A site or small unit of land not less than 1,250 square feet and not more than 2,500 square feet that consists of one (1) and up to three (3) Glamping Units. Glamping Sites must be associated with and within an approved Glamp-ground.

Glamping Unit: A lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to, safari tents, yurts, teepees. Such Glamping Units may not exceed 600 square feet and must be part of the Glamp-ground operation and located on approved Glamping Sites. Glamping Units, like hotels, are not included in the definition of a dwelling, as defined in these Regulations.

Glamp-grounds: An area or facility consisting of two or more Glamping Units, with customary and incidental accessory uses.

Glamp-grounds, Accessory Uses: Customary and incidental uses to Glamp-grounds include, but are not limited to, food and beverage service, events, retreats, classes, passive and active recreation and related facilities, bath houses, maintenance facilities, and staff accommodations.

[Section 3.C. RA Residential-Agricultural Zone, Subsection 3.C.2.4. shall be amended to establish the use by including the following in the table of uses:]

7. Glamp-grounds and Glamping	Special Permit (PZC)
-------------------------------	-----------------------------

[Amend Section 6. Use-Related Provisions to include a new subsection as follows:]

6.T. Glamping
6.T.1 Purposes
The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.
6.T.2 Standards
<ol style="list-style-type: none">1. The minimum lot size for a Glamp-ground is 125 acres and not more than and not more than 25% of the total parcel area shall be designated as Prime Farmland as determined by the CT DEEP Soil Survey Geographic Database Farmland Soils Connecticut and the USDA, Natural Resource Conservation Service.2. The Glamp-ground parcel shall have 400 feet of street frontage.3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility.4. No Glamping Site/Unit or Glamp-ground related building shall be within 200 feet of any property line or 250 feet of a property line of a parcel containing a residential dwelling.5. The maximum density of Glamp-grounds shall be one Glamping Site per suitable acre. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse. The density of one Glamping Site per acre shall not prevent Glamping Sites or Glamping Units from being clustered together. The maximum number of Glamping Units? OR Sites? in a Glamp-ground shall be fifty (50).6. Glamping Sites shall be a minimum of 1,250 square feet and a maximum of 2,500 square feet. Glamping Sites designed to accommodate two or three Glamping Units shall provide an additional 250 square feet for each additional unit. No more than 25% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons.7. Glamping Units shall not exceed 15 feet in height, not including the raised permanent platform. No Glamping Unit shall have an occupancy greater than eight (8) persons or exceed 600 square feet of interior space.8. All Glamping Units, at a minimum, shall be designed for three-season use and shall be made of high-quality durable materials.9. All Glamping Units shall be installed on raised permanent platforms no less than 6 inches off the ground.10. Glamp-grounds providing food service shall provide menu-style restaurant food service, including a commercial kitchen.11. The primary access driveway to the Glamp-ground shall be 22 feet wide for the first 100 feet to provide adequate turning for emergency vehicle access. Internal drives shall be a minimum 12 feet wide.12. Occupancy for Glamping Units shall be transient, and no Glamping Site or Unit shall be rented to the same guest for more than 14-consecutive nights or a total of 60-nights in a 12-month period.

13. A Glamp-ground may provide on-site staff accommodations for up to 50% of the total staff. The number, size, design, and location of staff accommodations shall be included as part of the application for Site Plan (Section 9.C) and Special Permit (Section 9.D). Staff accommodations shall not be considered a glamping unit.
14. Sufficient solid waste facilities shall be provided. All such solid waste facilities shall be screened and secured from wildlife access.
15. Maximum lodging occupancy for the Glamp-ground shall be a total of 150 persons.
16. The parking requirements for a Glamp-ground shall total of 1.50 parking spaces per Glamping Unit. Parking shall be provided in designated areas within 500 feet of Glamping Sites. A minimum of five (5) parking spaces shall be provided at the lobby/check-in facility.
17. All lighting shall be dark sky compliant.
18. As part of food and beverage service, the service of alcohol is permitted in accordance with permitting and service requirements of the Connecticut Department of Consumer Protection, Liquor Control Division.
19. As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar buildings) of proposed buildings, including the identification of texture, color, and type of building materials to be used.
20. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D) shall locate each Glamping Site, noting the size of the Site in square feet, the number and size (square feet) of Glamping Units on each Site, and maximum total occupancy for each Site and Unit. In addition, the height of each Glamping Unit shall be provided on the plans.
21. Glamp-grounds shall maintain quiet time between 10:00pm and 8:00am.
22. No Glamp-ground shall be located less than 5,280 feet from another Glamp-ground, as measured from the nearest property lines.
23. A Glamp-ground seeking to host events for more than fifty (50) persons who are not lodgers at the Glamp-ground, shall require a Special Permit in accordance with Section 6.J. (Special Events) of these Zoning Regulations. If events are part of the business plan for the Glamp-ground, the Special Events application shall be submitted at the time of the application for Site Plan (Section 9.C) and Special Permit (Section 9.D) for the Glamp-ground, other said application may be submitted at the time when events may be incorporated into the Glamp-ground.
24. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D), as submitted by the applicant, shall employ a context sensitive design approach for the Glamp-grounds. Such an approach shall give due consideration to the character of the area, the physical character of the proposed site, proximity of neighboring properties and uses, and demonstrate to the Commission that the design of the proposed Glamp-ground and the associated uses, structures, facilities, and infrastructures are designed in accordance with the applicable provisions Chapter 7 (Basic Standards) of these Zoning Regulations and to mitigate off-site impacts.
25. The application for Site Plan (Section 9.C) shall include all buildings, structures, infrastructures, use areas, and activities that are essential and integral to the Glamp-ground and Glamping operation.
26. The design of the Glamp-ground facilities shall comply with ADA requirements.
27. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).
28. Wastewater systems shall comply with the Connecticut Public Health Code.
29. Potable Water Systems shall comply with the Connecticut Public Health Code.
30. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date

Application # SD 22-003

Check #

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant NAOMI REGIS (MAURICE LAPIERRE, P.O.A.) Phone 860 774 2321

Mailing Address 240 SOUTH STREET, BROOKLYN, CT 06234

Applicants Interest in the Property OWNER

Property Owner SAME Phone

Mailing Address

Name of Engineer/Surveyor PC SURVEY ASSOCIATES, LLC / KILLINGLY ENGINEERING ASSOCIATES, LLC

Address 63 SNAKE MEADOW ROAD, KILLINGLY, CT 06239

Contact Person PAUL A. TERWILLIGER, LS Phone 860 774 6230 Fax

Name of Attorney

Address

Phone Fax

Subdivision X Re subdivision

Property location 430 ALLEN HILL ROAD

Map # 32 Lot # 128 Zone RA Total Acres 193 Acres to be Divided 26.38

Number of Proposed Lots 2 Length of New Road Proposed N/A

Sewage Disposal: Private X Public

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary N/A Storm N/A

Water: Private X 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: Date

Owner: Naomi Regis Date 10-8-22

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

430 Allen Hill Road - Hydraulic Analysis

Method A - Packed GW Drains Spring

PERMEABILITY CALCULATION - ASSUME 50% SURFACE RUNOFF

$$K = \frac{Q}{iA} = \frac{0.005 \times W}{S \times d}$$

K: PERMEABILITY (FT/DAY)
W: UPSLOPE DRAINAGE AREA = 185 S.F.
S: AVERAGE GROUND SLOPE = 3.78%
d: DEPTH OF PACKED WATER TABLE (FEET) *

* WORSE CASE - WATER TABLE 4 1/2" BELOW SURFACE

- RESTRICTIVE = 16" (WORSE CASE)

∴ DEPTH OF PACKED WATER TABLE = 11 1/2" = 0.958'

$$K = \frac{(0.005)(185)}{(0.0378)(0.958)} = 25.13 \text{ FT/DAY}$$

Method B - OBSERVATION OF DIFFERENCES IN GROUNDWATER LEVEL

$$K = \frac{0.005 \times D}{i \times d}$$

D = DIST BETWEEN TP'S = 50'
i = SLOPE BETWEEN TP'S = 3%
d = DIFFERENCE IN DEPTH OF SATURATED FLOW

$$K = \frac{(0.005)(50')}{(0.03)(0.17)} = 49 \text{ FT/DAY}$$



Norman Thibault, Jr.
10/5/2022

METHOD B - DIFFERENCES IN GROUNDWATER LEVEL
UTILIZING SURFACE ELEVATIONS & TP DEPTHS

TP 4:
(STANDPIPE 2) GROUND ELEVATION = 328.26
MORTARS @ 16"
GW ELEVATION = 326.93

TP - 3
(STANDPIPE 1) GROUND ELEVATION = 326.76
MORTARS @ 18"
GW ELEVATION = 325.25

$$\text{SLOPE} = \frac{326.93 - 325.25}{50} = 3.36\%$$

$$K = \frac{(0.005)(50')}{(0.036)(0.17)} = \underline{40 \text{ FT/DAY}}$$

MISS: Calculate MISS UTILIZING SLOWEST RATE
OF 25' / DAY

$$Q = K i A = K i (d \times L)$$

$$L = Q / K i d$$

Q = VOLUME OF EFFLUENT IN CUBIC FEET PER DAY

K = PERMEABILITY = 25' / DAY

i = SLOPE = 3.36%

d = AVE. DEPTH ABOVE IMPERVIOUS LAYER IN FEET (1.3)

$$\begin{aligned} 150 \text{ GPD / Bedroom} \times 4 \text{ Bedrooms} &= \frac{600 \text{ GPD}}{7.5} \\ &= 80 \text{ CF/DAY} \end{aligned}$$

$$L = \frac{80 \text{ CF/DAY}}{(25)(0.0336)(1.3)} = \underline{65.2'}$$



Norman Thibault
10/5/2022

Proposed Description of Land to be Granted to the Town of Brooklyn for Roadway Purposes Prepared for Naomi L. Regis

Certain tracts or parcels of land shown on a map entitled, "Subdivision Map Prepared for Naomi L. Regis, Allen Hill Road, Brooklyn, Connecticut - Date: October 2022, - Scale: 1"=60' – Sheet 2 of 4 - By: PC Survey Associates, LLC", bounded and described as follows:

Parcel "A"

Commencing at an iron rod at the northwesterly corner of land now or formerly of Gary M. & Laurie Barrette and the southwesterly corner of Lot 128-1 at the southeasterly corner of the herein described tract;
Thence N 00°-53'-47" E, 512.60 feet to an iron rod in the southerly line of remaining land of Naomi L. Regis;
Thence S 88°-33'-19" W, 8.53 feet to a point in the easterly line of Allen Hill Road at the southwesterly corner of said Regis land;
Thence S 00°-37'-41" W, 512.52 feet along the easterly line of Allen Hill Road to a point;
Thence N 89°-03'-52" E, 6.13 feet to the point of beginning.

Parcel "B"

Commencing at a point at the southwesterly corner of land now or formerly of Gary M. & Laurie Barrette and the northwesterly corner of Lot 128-2 at the northeasterly corner of the herein described tract;
Thence S 09°-16'-02" E, 348.78 feet to a point in a stone wall in the northerly line of land now or formerly of Langevin Limited Partnership;
Thence S 89°-55'-10" W, 6.08 feet to an iron rod in the easterly line of Allen Hill Road at the northwesterly corner of said Langevin Limited Partnership land;
Thence N 09°-16'-02" W, 348.69 feet along the easterly line of Allen Hill Road to a point;
Thence N 89°-03'-52" E, 6.07 feet to the point of beginning.

ALSO, any right, title or interest to that land between the centerline of South Street and the street line of land now or formerly of Gary & Laurie Barrette as depicted on the above referenced subdivision map.

The above described parcels are to be conveyed for roadway purposes.

APPRAISAL OF

Vacant Land

LOCATED AT:

Allen Hill Rd
Brooklyn, CT 06234

FOR:

PC Survey Associates, LLC
63 Snake Meadow Rd
Killingly, CT, 06239

AS OF:

December 2, 2022

BY:

Catherine Hebert
RCR.1523

Northeastern Appraisals, LLC
Appraisal Report

File No. 22-0141

December 6, 2022

PC Survey Associates, LLC
63 Snake Meadow Rd
Killingly, CT, 06239

File Number: 22-0141

Dear Sirs,

In accordance with your request, I have appraised the real property at:

Allen Hill Rd
Brooklyn, CT 06234

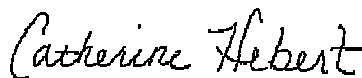
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of December 2, 2022 is:

\$70,000
Seventy Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,



Catherine Hebert
RCR.1523

**Appraisal Report
LAND APPRAISAL REPORT**

File No. 22-0141

SUBJECT	Property Address Allen Hill Rd	Census Tract 9051.00	LENDER DISCRETIONARY USE	
	City Brooklyn County Windham State CT Zip Code 06234	Sale Price \$ _____		
	Legal Description Volume 700 Page 68	Date _____		
	Owner/Occupant Naomi Regis Map Reference 32 128	Mortgage Amount \$ _____		
	Sale Price \$ NA Date of Sale NA	Mortgage Type _____		
	Loan charges/concessions to be paid by seller \$ NA	Discount Points and Other Concessions _____		
R.E. Taxes \$ TBD Tax Year 2022 HOA \$/Mo. 0.00	Paid by Seller \$ _____			
Lender/Client PC Survey Associates, LLC	Source _____			
63 Snake Meadow Rd, Killingly, CT 06239				

NEIGHBORHOOD	LOCATION	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	NEIGHBORHOOD ANALYSIS	Good	Avg.	Fair	Poor	
	BUILT UP	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	GROWTH RATE	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow		Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PROPERTY VALUES	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining		Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DEMAND/SUPPLY	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply		Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	MARKETING TIME	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	PRESENT LAND USE %	LAND USE CHANGE	PREDOMINANT OCCUPANCY	SINGLEFAMILYHOUSING		Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Single Family 60%	Not Likely <input checked="" type="checkbox"/>	Owner <input checked="" type="checkbox"/>	PRICE AGE		Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2-4 Family _____	Likely <input type="checkbox"/>	Tenant <input type="checkbox"/>	\$(000) (yrs)		Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Multi-Family _____	In process <input type="checkbox"/>	Vacant (0-5%) <input checked="" type="checkbox"/>	150 Low 0		Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS See Attached Addendum

SITE	Dimensions 348' x Irregular	Topography Sloping
	Site Area 12.25 Acres Corner Lot No	Size Larger than typical
	Zoning Classification Residential Agricultural Zoning Compliance Yes	Shape Irregular
	HIGHEST & BEST USE: Present Use X Other Use _____	Drainage Appears adequate
	UTILITIES Public Other	View Residential
	Electricity <input checked="" type="checkbox"/> _____	Landscaping Average
	Gas <input type="checkbox"/> Bottled	Driveway None
	Water <input type="checkbox"/> Well	Apparent Easements None noted.
	Sanitary Sewer <input type="checkbox"/> Septic	FEMA Flood Hazard Yes* _____ No X
	Storm Sewer <input type="checkbox"/> None	FEMA* Map/Zone X

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): **The subject property is located in an area that is not served by municipal water or sewers. Therefore, onsite wells and septic systems are required. This is typical of the area and does not adversely affect values.**

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Allen Hill Rd Brooklyn	128 Murdock Rd Pomfret, CT 06259		111 Youngs Rd Pomfret, CT 06259		63 Brooklyn Rd Canterbury, CT 06331	
Proximity to Subject		6.99 miles NW		5.35 miles NW		6.63 miles SW	
Sales Price	\$ NA	\$ 70,000		\$ 85,000		\$ 85,000	
Price/	\$ <input checked="" type="checkbox"/>	\$ <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>		\$ <input checked="" type="checkbox"/>	
Data Source		Roadside Inspection, MLS		Roadside Inspection, MLS		Roadside Inspection, MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		10/28/2022		11/15/2022		07/14/2022	
Location	Average	Average		Average		Average	
Site/View	Residential	Residential		Residential		Residential	
Lot Size	12.25 Acres	7.0 Acres	+5,250	6.26 Acres	+5,990	18.95 Acres	-6,700
Ground Cover	Mostly Open	Wooded	3,500	Mostly Open		Wooded	4,250
Approvals	Not Approved	Not Approved		Approved Lot	-17,000	Approved Lot	-17,000
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 11,010	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 19,450
Indicated Value of Subject		Gross: 12.5 Net: 12.5	\$ 78,750	Gross: 27.0 Net: -13.0	\$ 73,990	Gross: 32.9 Net: -22.9	\$ 65,550

Comments of Sales Comparison: **See Attached Addendum**

Comments and Conditions of Appraisal: _____

Final Reconciliation: **The Sales Comparison Approach is considered to be the most reliable indicator of value.**

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF **December 2, 2022** to be \$ **70,000**
 I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) Catherine Hebert Review Appraiser _____ Did Did Not Inspect Property
 Catherine Hebert (if applicable)

ADDENDUM

Borrower:	File No.: 22-0141	
Property Address: Allen Hill Rd	Case No.:	
City: Brooklyn	State: CT	Zip: 06234
Lender: PC Survey Associates, LLC		

Neighborhood Comments

The site is located in the southeastern quadrant of the town of Brooklyn. The property appraised is located within one mile of Route 169 which travels N/S and is within two miles of Route 6 which is an E/W traffic artery through the town. Students in grades Pre K through grade 8 attend school nearby on Gorman Hill Road. Students in high school have the option of attending school in the nearby towns of Killingly or Woodstock. Shopping is available on a limited basis at convenience stores located within Brooklyn, however, more extensive shopping can be found in Killingly or in the nearby town of Putnam 10-12 miles north. Employment is available in the industrial parks of Killingly and Putnam as well as in the job markets of Webster and Dudley, MA 20-25 miles north. This Allen Hill Tree Farm is located in the subject immediate neighborhood.

In general the area has an average appeal to the market.

Comments on Sales Comparison

All recent sales in the Town of Brooklyn were reviewed for this appraisal report. The search was extended beyond the recommended one mile banking guideline into the Towns of Pomfret and Canterbury. Pomfret and Canterbury are located in the same marketing area as Brooklyn and values are considered similar. All of the sales utilized have transferred in the past six months time. Time adjustments were not warranted.

Extra Comments

Purpose and Intended Use of the Appraisal

This Appraisal Report is being prepared for PC Survey Associates to determine current market value for a town meeting.

Scope of the Report

As part of the complete appraisal process the following steps were taken:

- 1.) I physically inspected the subject lot and mappings of the lot on December 2, 2022.
- 2.) The Brooklyn Town Hall was visited and all available data on the property being appraised was obtained. This includes a copy of the latest deed that describes the property, the assessments and real estate taxes on the property and the zoning regulations that cover the property.
- 3.) Comparable sales, sales listings, rental data etc... was accumulated from in-house records, public records from the Town of Brooklyn and surrounding towns, and in house conversations with other real estate professionals, local builders and town officials.
- 4.) The three approaches to value i.e. Cost, Income and Sales Comparison, were then considered and those deemed applicable were executed. A final opinion of value was then provided.
- 5.) The report was prepared and then submitted in accordance with the guidelines of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice.
- 6.) The appraiser has met continuing education requirements for the State of CT.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and Limiting Conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: Allen Hill Rd, Brooklyn, CT, 06234

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: Catherine Hebert
 Name: Catherine Hebert
 Date Signed: 12/06/2022
 State Certification #: RCR-0001523
 or State License #: _____
 State: CT
 Expiration Date of Certification or License: 04/30/2023

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

RCR.1523

SUBJECT PROPERTY PHOTO ADDENDUM

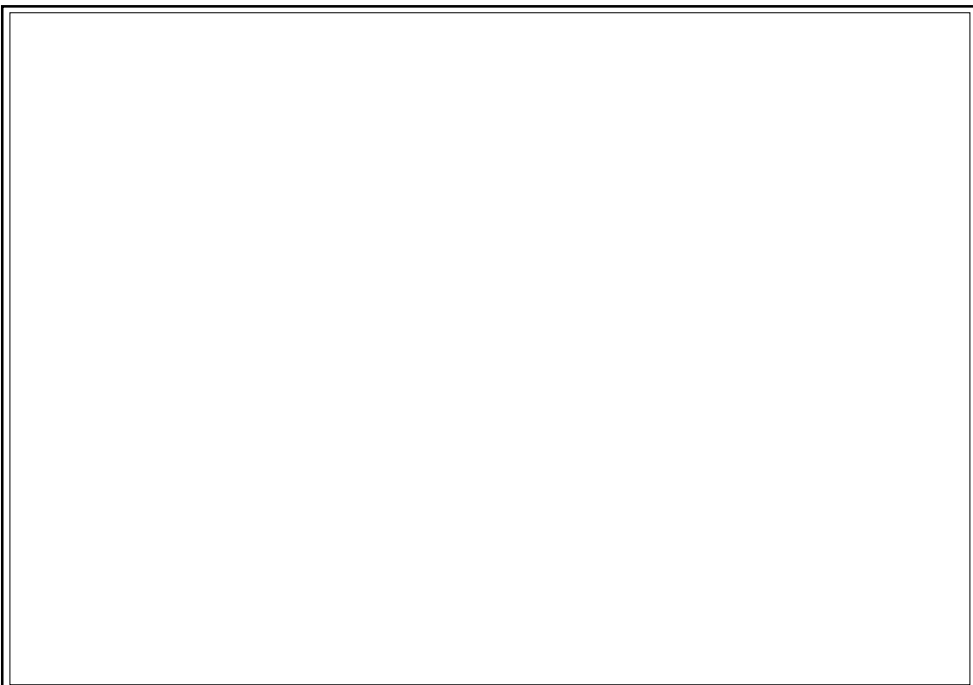
Borrower:	File No.: 22-0141	
Property Address: Allen Hill Rd	Case No.:	
City: Brooklyn	State: CT	Zip: 06234
Lender: PC Survey Associates, LLC		



View of Lot



Street Scene



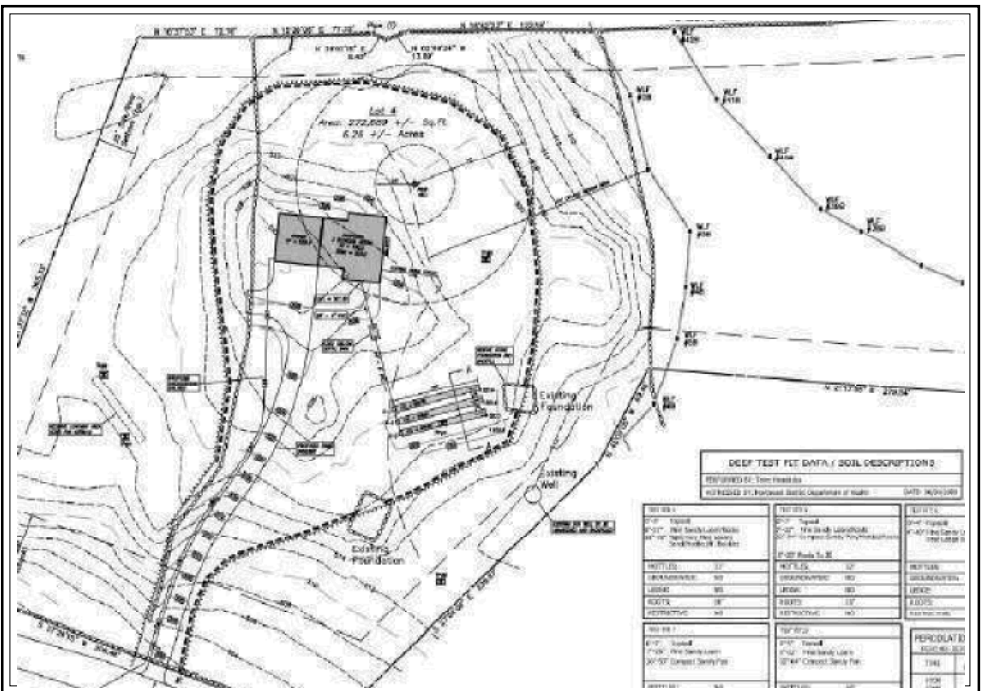
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 22-0141
Property Address: Allen Hill Rd	Case No.:
City: Brooklyn	State: CT Zip: 06234
Lender: PC Survey Associates, LLC	



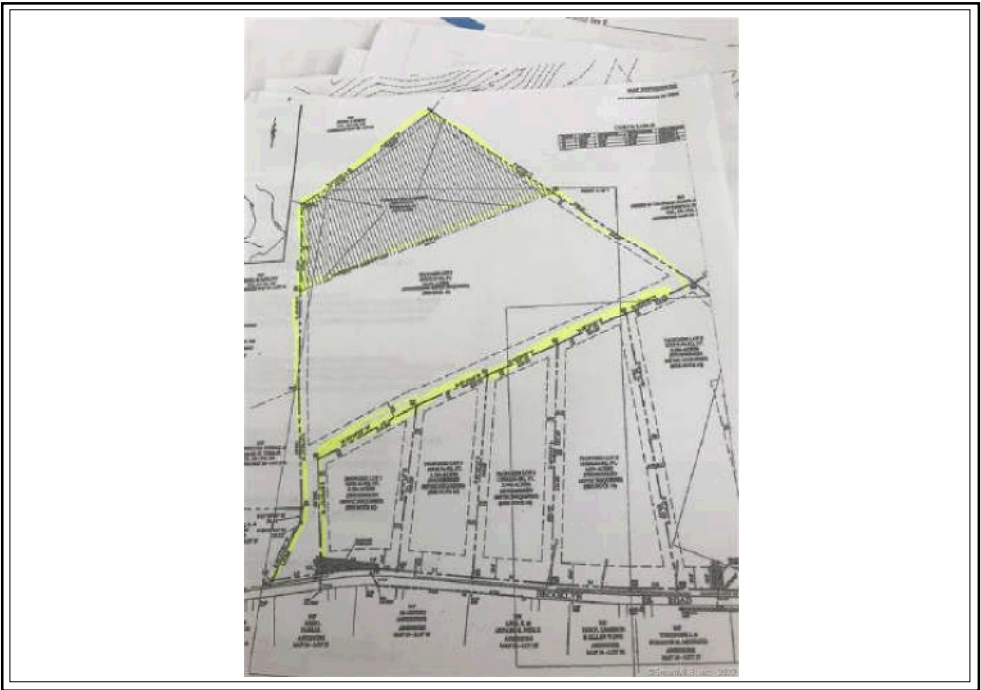
COMPARABLE SALE #1

128 Murdock Rd
Pomfret, CT 06259
Sale Date: 10/28/2022
Sale Price: \$ 70,000



COMPARABLE SALE #2

111 Youngs Rd
Pomfret, CT 06259
Sale Date: 11/15/2022
Sale Price: \$ 85,000

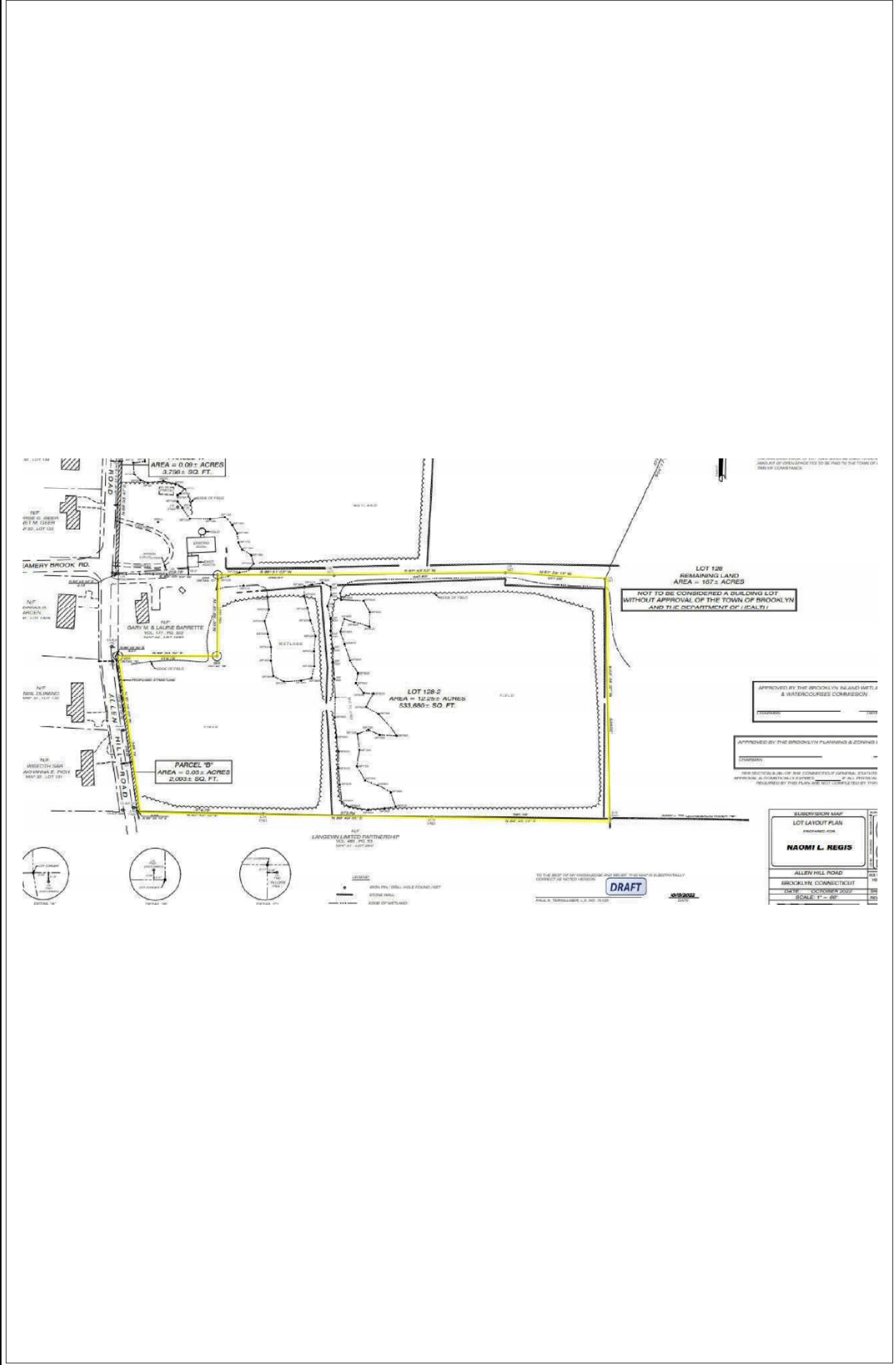


COMPARABLE SALE #3

63 Brooklyn Rd
Canterbury, CT 06331
Sale Date: 07/14/2022
Sale Price: \$ 85,000

PLAT MAP

Borrower:	File No.: 22-0141
Property Address: Allen Hill Rd	Case No.:
City: Brooklyn	State: CT Zip: 06234
Lender: PC Survey Associates, LLC	



SUBDIVISION MAP	
LOT LAYOUT PLAN	
PREPARED FOR	
NAOMI L. REGIS	
ALLEN HILL ROAD	
BROOKLYN, CONNECTICUT	
DATE: OCTOBER 2022	
SCALE: 1" = 80'	

DRAFT

AERIAL MAP

Borrower:	File No.: 22-0141	
Property Address: Allen Hill Rd	Case No.:	
City: Brooklyn	State: CT	Zip: 06234
Lender: PC Survey Associates, LLC		

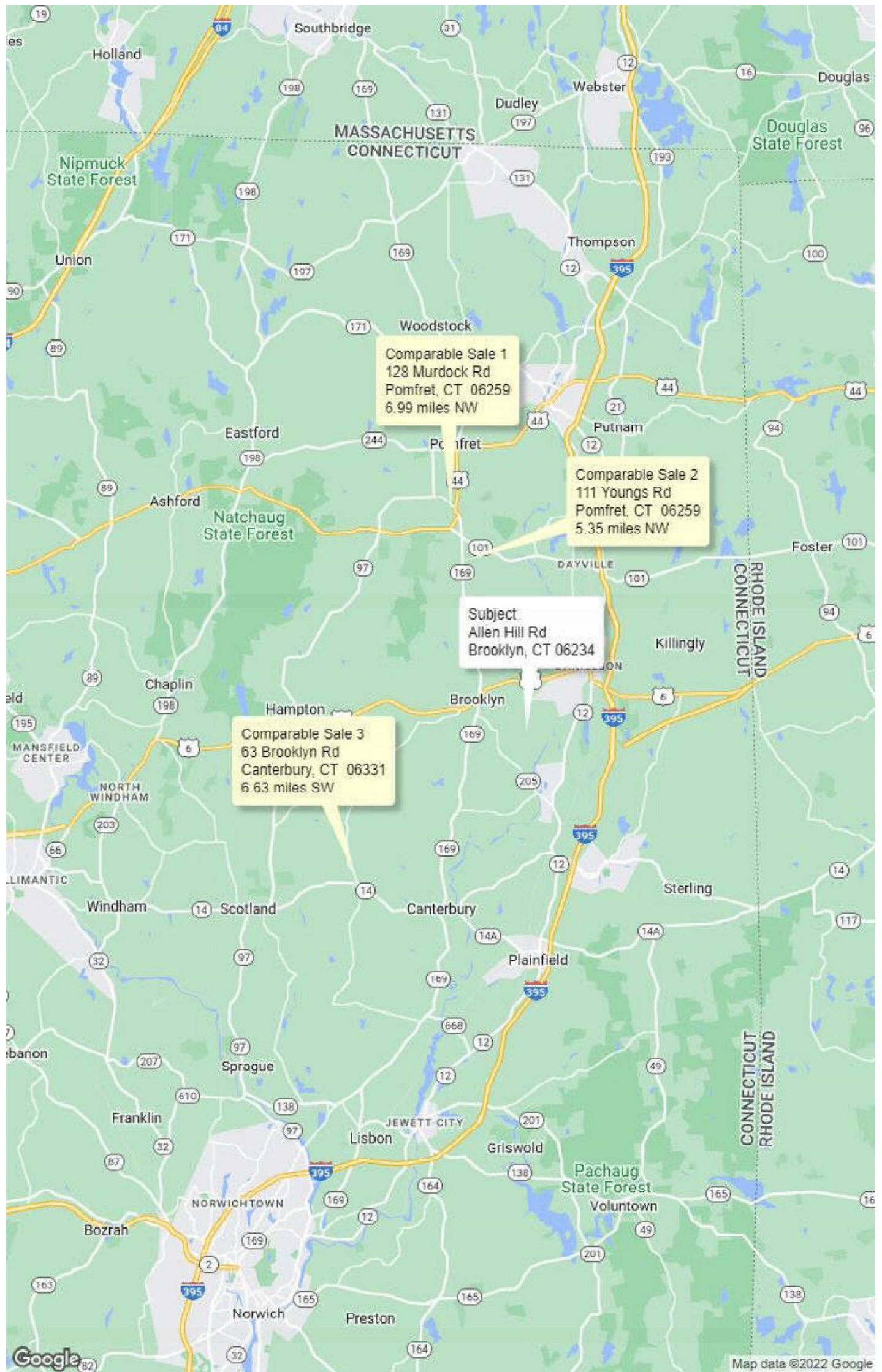


Google

Map data ©2022 Imagery ©2022 Maxar Technologies, RIGIS, USDA/FPAC/GEO

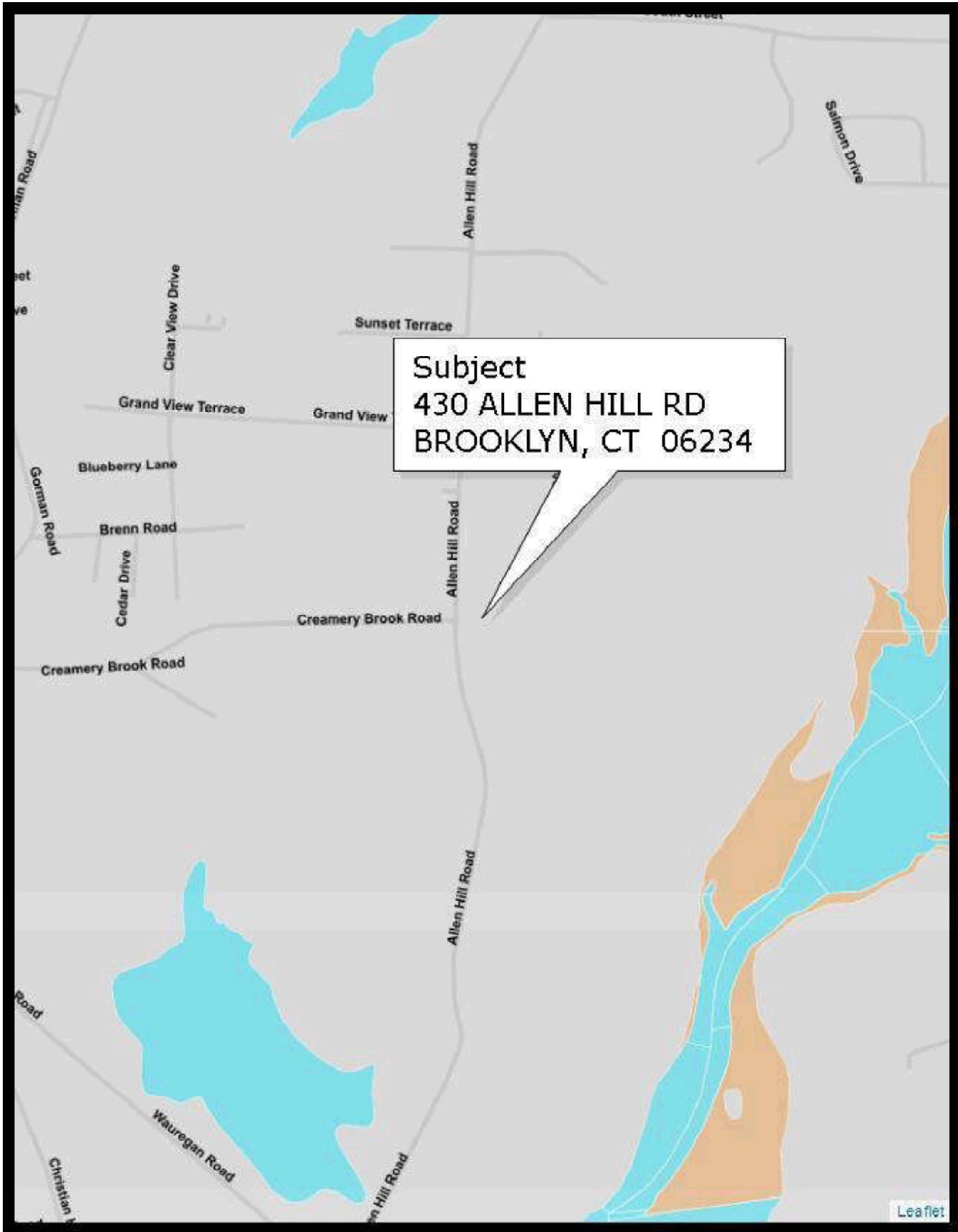
LOCATION MAP

Borrower:	File No.: 22-0141	
Property Address: Allen Hill Rd	Case No.:	
City: Brooklyn	State: CT	Zip: 06234
Lender: PC Survey Associates, LLC		



Flood Map

Borrower:	File No.: 22-0141	
Property Address: Allen Hill Rd	Case No.:	
City: Brooklyn	State: CT	Zip: 06234
Lender: PC Survey Associates, LLC		



FloodMap Legend

-  100yr Floodplain
-  500yr Floodplain
-  Floodway
-  Levee

Flood Information

Community: 090164 BROOKLYN, TOWN OF
Property is not in a FEMA special flood hazard area
Map Number: 0901640006A Map Date: 01/03/1985
Panel: 0006A FIPS: 09015
Zone: X

Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of or merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

Borrower:	File No.: 22-0141	
Property Address: Allen Hill Rd	Case No.:	
City: Brooklyn	State: CT	Zip: 06234
Lender: PC Survey Associates, LLC		



Borrower:	File No.: 22-0141
Property Address: Allen Hill Rd	Case No.:
City: Brooklyn	State: CT Zip: 06234
Lender: PC Survey Associates, LLC	



Real Estate Professionals
Errors and Omissions Policy

Declarations

Agency	Branch	Prefix	Policy Number
078990	969	RFB	65263851322

Insurance is provided by
Continental Casualty Company,
151 North Franklin Street, Chicago, IL 60606
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

Northeastern Appraisals LLC
580 Litchfield Avenue
Dayville, CT 06241

NOTICE TO POLICYHOLDERS:
The Errors and Omissions Liability coverage
afforded by this policy is on a Claims Made
basis. Please review the policy carefully
and discuss this coverage with **your**
insurance agent or broker.

2. POLICY PERIOD: Inception: 12/09/2022 Expiration: 12/09/2023
at 12:01 A.M. Standard time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

A. Limits of Liability:	Each Claim:	\$1,000,000	Aggregate:	\$1,000,000
B. Discrimination Limits of Liability:				\$250,000
C. Deductible:	Each Claim:	\$2,500		
D. First Coverage Date:	12/09/2021			
E. Retroactive Date:	12/09/2021			

4. PREMIUM \$1,240

Total Premium: \$1,240.00

5. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:

CNA65781XX	Real Estate Professionals Errors and Omissions Liability Policy
CNA68080CT	RE19 Amendatory Endorsement -Connecticut
CNA68180CT	RE19 Cancellation/Non-Renewal - Connecticut
CNA65834XX	RE19 Amend Conditions to Exclusion E
CNA65815XX	RE19 Professional Services Exclusion

CNA65780XX ED. 05-2012

I - 1400260 B - 040266

Matthew W. Curry
Countersigned by Authorized Representative

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

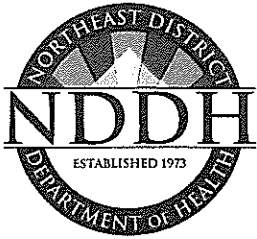
ENGINEERING PLAN REVIEW PERTAINING TO A SITE DEVELOPMENT PLAN IN A 2-LOT SUBDIVISION (ASSESSOR'S MAP 32, LOT 128) ALLEN HILL ROAD BROOKLYN, CT (December 6, 2022)

The comments contained herein pertain to my review of plans, consisting of four sheets, entitled "Subdivision of Naomi L. Regis, Allen Hill Road, Brooklyn, Connecticut, October 2022," Prepared for Naomi L. Regis, prepared by PC Survey Associates, LLC, and Killingly Engineering Associates, dated October 2022 with most recent revision date of December 5, 2022.

Sheet 3 of 4 – Subdivision Lot Development Plan

1. Proposed development on Lots 128-1 & 128-2 have been reviewed.
2. The proposed berm and shallow swale along the south property line of the Barrette property is designed to divert stormwater flow from higher elevations on Lot 128-2 and prevent it from crossing the Barrette property. This arrangement should direct sheet flow to lower elevations on Lot 128-2 thus avoiding any impact to the Barrettes.
3. A construction detail is needed for the construction of the berm indicating the material to be used for its core, topsoil cover, height/width, and slope ratio not to exceed 3:1. The detail needs to be added to Sheet 4 of 4, "Erosion Control Plan and Construction Details."
4. The erosion control barrier drawn along the Barrette's south property line must be extended along a fifty (50) foot, more or less, portion of Barrette's east property line and then angled toward the northeast to meet the erosion control barrier drawn at the outlet of the foundation/curtain drain. This is to address possible erosion/sedimentation concerns below the area of disturbance at and below elevation +320.
5. On Lot 128-1, a new drinking water well is proposed within fifteen (15) feet of the existing barn. Has the soil been tested in a radius around the proposed well to determine if there is any contamination present (the existing "dug well" is not nearly as deep as a drilled well)? This question is the result of viewing a 1934 aerial photograph available on UCONN's ECO website, which shows that the existing barn is surrounded by many structures seen in the historic photograph that appear to support a fairly large farm. Also, in the photograph an orchard appears to be located there, too, which raises a concern of the possible use of chemicals and pesticides in the operation of the farm and possibly stored on the property. This needs further evaluation on the part of the Applicant to see if the proposed well location is viable.

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



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

November 30, 2022

Naomi Regis
240 South Street
Brooklyn, CT 06234

SUBJECT: FILE #16000170 -- ALLEN HILL ROAD #430, MAP #32, LOT #128, BROOKLYN, CT

Dear Naomi Regis:

Upon review of the Subdivision Plan (PC SURVEY ASSOCIATES, REGIS, JOB#21044, DRAWN OCT 2022, REVISED 11/16/2022 submitted to this office on 10/17/2022 for the above referenced subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Lots#1 and 2 require that a Professional Engineer design and submit individual plot plan(s) for review and approval prior to construction.
2. Proposed lots are based on 2 and 4 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
3. If the proposed septic area is moved, additional testing may be required
4. Existing wells on lots must be properly abandoned per the Connecticut Public Health Code.

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

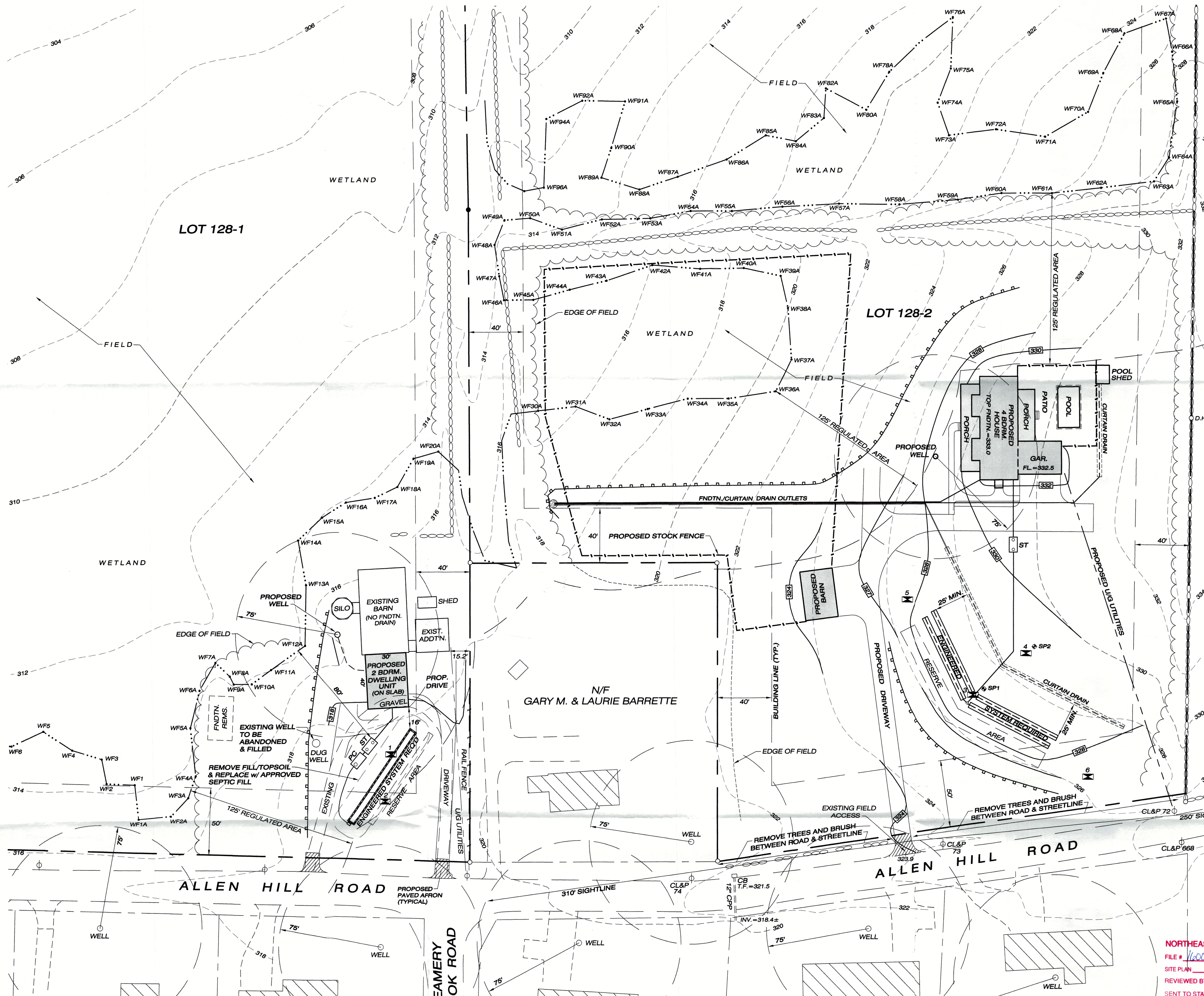
This letter is NOT to be construed as an APPROVAL TO CONSTRUCT the septic system and DOES NOT indicate that the Northeast District Department of Health endorses approval for issuance of any building permit.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist-NDDH

cc: Town of Brooklyn; PC Survey Associates



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS C. SEE SHEET 2 FOR PROPERTY LINE INFORMATION. TOPOGRAPHIC FEATURES WERE TAKEN FROM NOAA LIDAR DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-D. VERTICAL DATUM IS NAVD83. THIS MAP HAS BEEN PREPARED FROM OTHER MAPS, RECORD RESEARCH, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
 - ZONING DISTRICT: R-30
 - PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
 - SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE HOUSE LOCATIONS DEPICTED ARE ONLY CONCEPTUAL IN NATURE AND IT IS UP TO THE LOT DEVELOPER TO TAKE ADVANTAGE OF THE PASSIVE SOLAR OPPORTUNITIES PRESENTED BY THESE LOTS AT THE TIME OF ACTUAL HOUSE CONSTRUCTION. THE DEVELOPER IS ENCOURAGED TO UTILIZE PASSIVE SOLAR TECHNIQUES AND IT IS RECOMMENDED THAT SUCH FACTORS AS HOUSE ORIENTATION, WINDOW LOCATION AND STYLE, CLEARING LIMITS AND POSITION ON THE LOT BE TAKEN INTO CONSIDERATION WHEN DEVELOPMENT OCCURS.
 - THE INLAND WETLANDS & WATERCOURSES WERE FIELD DELINEATED IN AUGUST 2016 BY JOSEPH R. THEROUX, SOIL SCIENTIST.
 - MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED. PROPOSED DRIVEWAY GRADES DEPICTED ARE AT LESS THAN 10%.
 - SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL PLAN.
 - THERE ARE NO APPARENT WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC AREAS DEPICTED.
 - SEE SHEET 2 FOR PROPERTY BOUNDARY INFORMATION.
 - LOCATION OF OFF SITE IMPROVEMENTS ARE APPROXIMATE.
 - EACH LOT WILL REQUIRE AN ENGINEER DESIGNED PLAN TO BE SUBMITTED TO THE NORTHEAST DISTRICT DEPARTMENT OF HEALTH FOR APPROVAL AT THE TIME OF LOT DEVELOPMENT.

SEPTIC SYSTEM NOTES - LOT 128-1

2 BEDROOM DWELLING UNIT
 PERCOLATION RATE: 16 MIN./INCH
 EFFECTIVE LEACHING AREA REQUIRED = 500 SF
 MLSS CALCULATION
 DEPTH TO RESTRICTIVE LAYER = 40" (18")
 SLOPE = 1-2%
 H.F. = 62 x F.F. = 1.0 x P.F. = 1.25 MLSS REQUIRED = 77.5 LF
 MAXIMUM DEPTH INTO GRADE: 22" (REMOVE FILL/TOPSOIL)
 PUMPED SYSTEM REQUIRED
 INSTALL ELJEN MANTIS 536-8 LOW-PRO LEACHING UNITS OR
 12" CONC. GALLERIES w/ 4" PERF. PVC IN STONE
 EFFECTIVE LEACHING AREA OF TRENCH = 6.5 SF/LF
 LENGTH OF TRENCH REQUIRED = (500 SF)/(6.5 SF/LF) = 77 LF
 USE ONE 80' TRENCH
 MLSS PROVIDED = 80'
 LEACHING AREA PROVIDED = 520 SF
 SEPTIC TANK: 1000 GALLON
 PUMP CHAMBER: 1000 GALLON

SEPTIC SYSTEM NOTES - LOT 128-2

4 BEDROOM HOUSE
 PERCOLATION RATE: 10.1-20 MIN./INCH
 EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF
 MLSS CALCULATION
 DEPTH TO RESTRICTIVE LAYER = 18"
 SLOPE = 3.1-4%
 H.F. = 48 x F.F. = 1.75 x P.F. = 1.25 MLSS REQUIRED = 105 LF
 USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
 MAXIMUM DEPTH INTO GRADE: 0"
 EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
 LENGTH OF TRENCH REQUIRED = (787.5 SF)/(3.0 SF/LF) = 262.5 LF
 USE TWO 132' TRENCHES 8' O/C
 MLSS PROVIDED = 132'
 LEACHING AREA PROVIDED = 792 SF
 SEPTIC TANK: 1500 GALLON

STANDPIPE MONITORING BY NDDH

SP1 - TOP OF PIPE TO GRD. = 15'

DATE	READING	DEPTH TO WATER
3/11/2022	19.5"	4.5"
3/15/2022	29"	14"
3/21/2022	34"	19"
3/29/2022	38"	23"
4/4/2022	33"	18"
4/11/2022	30"	15"
4/22/2022	38"	23"
4/29/2022	40"	25"
5/12/2022	41.5"	26.5"

SP2 - TOP OF PIPE TO GRD. = 14.5'

DATE	READING	DEPTH TO WATER
3/11/2022	19"	4.5"
3/15/2022	28"	13.5"
3/21/2022	32"	17.5"
3/29/2022	35"	20.5"
4/4/2022	31.75"	17.25"
4/11/2022	29"	14.5"
4/22/2022	36.5"	21.5"
4/29/2022	39"	24.5"
5/12/2022	42"	27.5"

SOIL TEST DATA

SOIL TESTING PERFORMED 2/23/2022

TP1

0-22" FILL
 22-25" ORIGINAL TOPSOIL
 25-40" LIGHT BROWN SANDY LOAM
 40-60" GRAY VERY COMPACT SANDY LOAM
 60-69" GROUNDWATER

MOTTLING AT 40" (18")
 WATER AT 50"
 NO LEDGE

TP2

0-10" TOPSOIL
 10-22" FILL
 22-23" ORIGINAL TOPSOIL
 23-28" DARK BROWN SANDY LOAM
 28-40" TAN FINE SANDY LOAM
 40-68" GRAY VERY COMPACT SANDY LOAM
 68-76" GROUNDWATER

MOTTLING AT 40" (18")
 WATER AT 50-68"
 NO LEDGE

PERCOLATION RATE: 16 MIN./INCH

TP3

0-11" TOPSOIL
 11-18" BROWN SANDY LOAM
 18-41" GRAY VERY COMPACT SANDY LOAM
 41-64" GROUNDWATER

MOTTLING AT 18"
 WATER AT 16-41"
 NO LEDGE

TP4

0-10" TOPSOIL
 10-16" BROWN SANDY LOAM
 16-48" GRAY VERY COMPACT SANDY LOAM
 48-68" GROUNDWATER

MOTTLING AT 16"
 WATER AT 48"
 NO LEDGE

SOIL TESTING PERFORMED 8/9/2022

TP5

0-8" TOPSOIL
 8-18" BROWN FINE SANDY LOAM
 18-78" MOTTLED GRAY COMPACT SANDY LOAM

MOTTLING AT 18"
 NO WATER
 NO LEDGE

TP6

0-10" TOPSOIL
 10-20" BROWN FINE SANDY LOAM
 20-69" MOTTLED GRAY COMPACT SANDY LOAM

MOTTLING AT 20"
 NO WATER
 NO LEDGE

PERCOLATION RATE: 10.1-20 MIN./INCH

NORTHEAST DISTRICT DEPARTMENT OF HEALTH
 FILE # 16000170 REV # 1 PLAN REC'D DATE 11/18/2022
 SITE PLAN A-2 SURVEY T-2 REDLINE # OF COPIES 3
 REVIEWED BY Patricia M. DATE 11/29/2022
 SENT TO STATE COO DATE 11/29/2022
 APPROVED REJECTED APPROVED SEE LETTER REVISION REQUIRED
 MLSS PER HYDRAULIC ANALYSIS PERFORMED BY KILLINGLY ENGINEERING ASSOCIATES ON 10/5/2022 = 65.2

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION
 "CALL BEFORE YOU DIG" 1 800 922 4455

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 Paul A. Terwilliger, L.S. No. 70155
 11/16/2022 DATE
 NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION
 CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION
 CHAIRMAN _____ DATE _____
 PER SECTION 8-260 OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

Killingly Engineering Associates
 114 Westcott Road
 P.O. Box 421
 Dayville, Connecticut 06241
 860 779 7299
 Norman Thibault, Jr., P.E. No. 22834 DATE



- LEGEND
- IRON PIN / DRILL HOLE FOUND
 - IRON ROD SET
 - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - + 202.5 PROPOSED SPOT GRADE
 - ⊠ TEST PIT
 - ⊕ STANDPIPE
 - EROSION CONTROL BARRIER
 - EDGE OF WETLAND

GENERAL LOCATION SURVEY

SUBDIVISION LOT DEVELOPMENT PLAN

PREPARED FOR

NAOMI L. REGIS

ALLEN HILL ROAD
 BROOKLYN, CONNECTICUT

DATE: OCTOBER 2022
 SCALE: 1" = 40'

63 SNAKE MEADOW RD
 KILLINGLY, CT 06239
 860 774 6230

SHEET NO: 3 OF 4
 REVISED: 11/16/2022

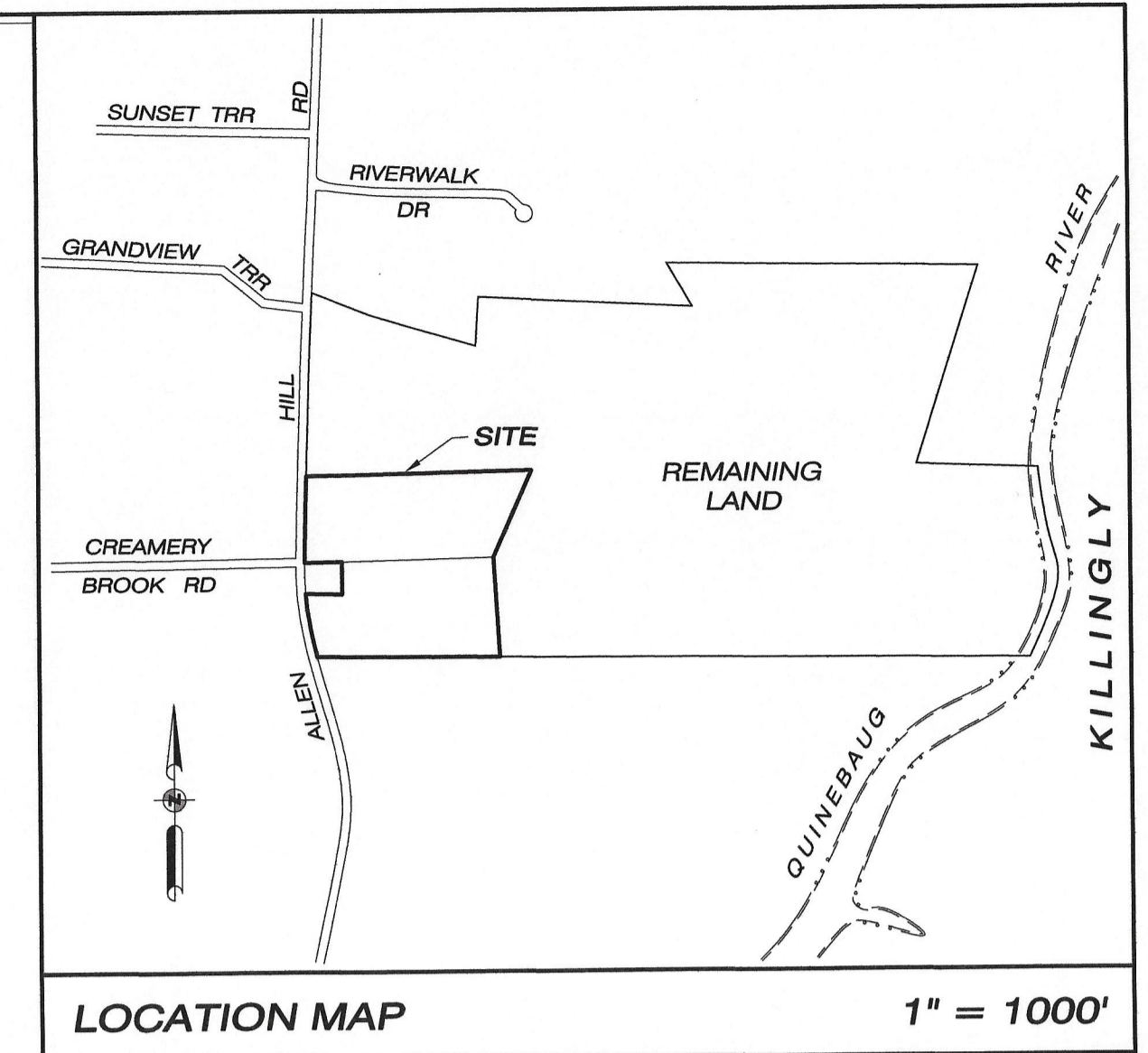
JOB NO: 21044 F.B. NO: 219 DRAWN BY: P.A.T. MAP NO:

NORTHEAST DISTRICT DEPT OF HEALTH 2022 NOV 18 AM 1:11

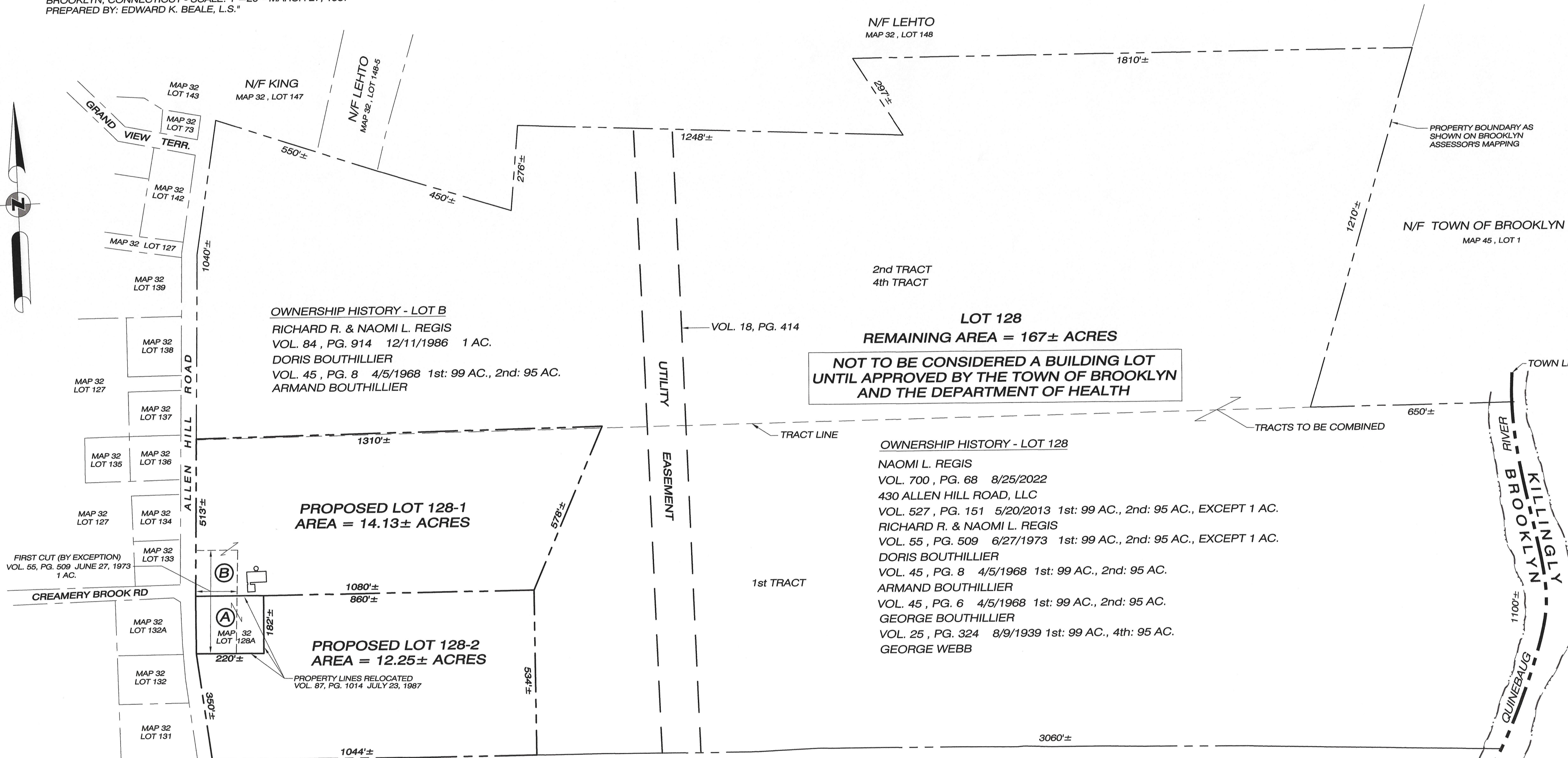
MAP 32 , LOT 128
 RA ZONING DISTRICT
 TOTAL SUBDIVIDED AREA = 26.4± ACRES

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	SUBDIVISION MAP
SHEET 3	LOT DEVELOPMENT PLAN
SHEET 4	EROSION CONTROL & CONSTRUCTION DETAILS

SUBDIVISION OF LAND OF NAOMI L. REGIS ALLEN HILL ROAD BROOKLYN , CONNECTICUT OCTOBER 2022



LOT 'A' MAP REFERENCE:
 *PLAN SHOWING PROPERTY OF RICHARD R. REGIS - ALLEN HILL ROAD
 BROOKLYN, CONNECTICUT - SCALE: 1"=20' - MARCH 27, 1987
 PREPARED BY: EDWARD K. BEALE, L.S.*



OWNERSHIP HISTORY - LOT B
 RICHARD R. & NAOMI L. REGIS
 VOL. 84, PG. 914 12/11/1986 1 AC.
 DORIS BOUTHILLIER
 VOL. 45, PG. 8 4/5/1968 1st: 99 AC., 2nd: 95 AC.
 ARMAND BOUTHILLIER

LOT 128
 REMAINING AREA = 167± ACRES
 NOT TO BE CONSIDERED A BUILDING LOT
 UNTIL APPROVED BY THE TOWN OF BROOKLYN
 AND THE DEPARTMENT OF HEALTH

OWNERSHIP HISTORY - LOT 128
 NAOMI L. REGIS
 VOL. 700, PG. 68 8/25/2022
 430 ALLEN HILL ROAD, LLC
 VOL. 527, PG. 151 5/20/2013 1st: 99 AC., 2nd: 95 AC., EXCEPT 1 AC.
 RICHARD R. & NAOMI L. REGIS
 VOL. 55, PG. 509 6/27/1973 1st: 99 AC., 2nd: 95 AC., EXCEPT 1 AC.
 DORIS BOUTHILLIER
 VOL. 45, PG. 8 4/5/1968 1st: 99 AC., 2nd: 95 AC.
 ARMAND BOUTHILLIER
 VOL. 45, PG. 6 4/5/1968 1st: 99 AC., 2nd: 95 AC.
 GEORGE BOUTHILLIER
 VOL. 25, PG. 324 8/9/1939 1st: 99 AC., 4th: 95 AC.
 GEORGE WEBB

OWNERSHIP HISTORY - LOT A
 GARY M. & LAURIE A. BARRETTE
 VOL. 177, PG. 323 12/10/1996 40,000 S.F. (BEALE SURVEY)
 RICHARD R. REGIS
 VOL. 174, PG. 57 7/24/1996 40,000 S.F. (BEALE SURVEY)
 SECRETARY OF HOUSING & URBAN DEVELOPMENT
 VOL. 170, PG. 214 4/23/1996 40,000 S.F. (BEALE SURVEY)
 CONSTITUTION MORTGAGE BANKERS, INC.
 VOL. 170, PG. 13 4/2/1996 40,000 S.F. (BEALE SURVEY)
 EUGENE A. & PHYLLIS M. BERNARDI
 VOL. 119, PG. 286 11/7/1991 40,000 S.F. (BEALE SURVEY)
 WILLIAM JR. & TERI J. BRENNAN
 VOL. 93, PG. 542 11/14/1988 40,000 S.F. (BEALE SURVEY)
 THOMAS FENN JR. & SYLVIA BRONWYN RIDER
 VOL. 87, PG. 1014 7/23/1987 40,000 S.F. (BEALE SURVEY)
 RICHARD R. & NAOMI L. REGIS
 VOL. 84, PG. 914 12/11/1986 1 AC.
 DORIS BOUTHILLIER
 VOL. 45, PG. 8 4/5/1968 1st: 99 AC., 2nd: 95 AC.
 ARMAND BOUTHILLIER

N/F LANGEVIN LIMITED PARTNERSHIP
 MAP 31, LOT 28C

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 VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

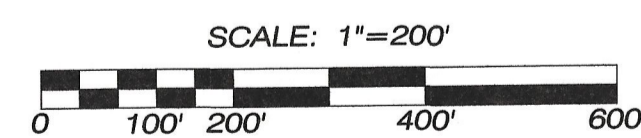
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

PER SECTION 8-26 OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE



OWNER/APPLICANT: NAOMI L. REGIS
 240 SOUTH STREET
 BROOKLYN, CT 06234

SURVEYOR: PC SURVEY ASSOCIATES, LLC
 63 SNAKE MEADOW ROAD
 KILLINGLY, CT 06239

ENGINEER: NORMAND THIBEAULT, P.E.
 KILLINGLY ENGINEERING ASSOCIATES
 DANIELSON, CT 06239

NOTE:
 1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A COMPILATION MAP CONFORMING TO HORIZONTAL ACCURACY CLASS "D". THIS MAP WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

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

Paul A. Terwilliger
 PAUL A. TERWILLIGER, L.S. NO. 70165
 DATE: 10/13/2022

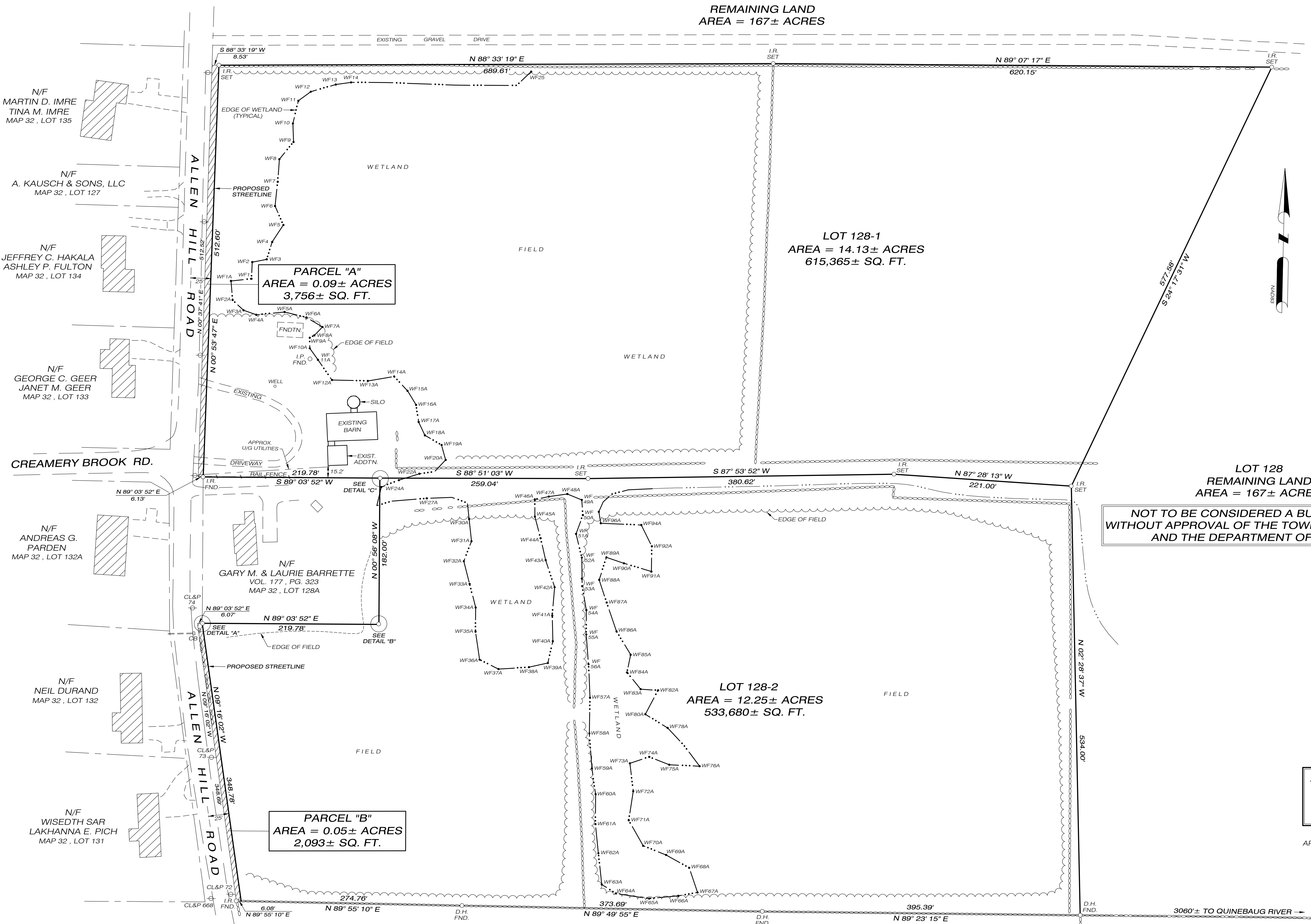
SURVEYING • MAPPING • PLOT PLANS

LAND RECORD RESEARCH

63 SNAKE MEADOW RD
 KILLINGLY, CT 06239
 860 774 6230

email: pcosurvey@snet.net

REMAINING LAND
AREA = 167± ACRES



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION MAP BASED ON A DEPENDENT RESURVEY & ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A2".
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - PLAN SHOWING PROPERTY OF RICHARD R. FAGIS - ALLEN HILL ROAD, BROOKLYN, CONNECTICUT - SCALE: 1"=20' - MARCH 27, 1987 - PREPARED BY: EDWARD K. BEALE, L.S.
 - MONUMENTED PROPERTY SURVEY PLAN PREPARED FOR STATE OF CONNECTICUT DEPARTMENT OF AGRICULTURE FARMLAND PRESERVATION PROGRAM - PROPERTY OF LANGEVIN LIMITED PARTNERSHIP - ALLEN HILL ROAD & CREAMERY BROOK ROAD, BROOKLYN, CONNECTICUT - 346.45 TOTAL ACRES OWNED - 330.50 TOTAL RESTRICTED FARMLAND ACRES - DATE: 10/28/2010 - SCALE: 1"=100' - SHEETS 1 & 2 OF 5 - BY: PROVOST & ROVERO, INC.
 - SUBJECT PARCEL IS SHOWN AS MAP 32, LOT 128 OF THE BROOKLYN ASSESSOR'S RECORDS.
 - REFERENCE DEED: VOL. 700, PG. 68 OF THE BROOKLYN LAND RECORDS.
 - PARCELS 'A' & 'B' ARE TO BE GRANTED TO THE TOWN OF BROOKLYN FOR ROADWAY PURPOSES.
 - INLAND WETLANDS DEPICTED AS FIELD DELINEATED BY JOSEPH THEROUX, CPSS ON DECEMBER 20, 2021.
 - LOCATION OF OFF SITE IMPROVEMENTS ARE APPROXIMATE.
 - SUBDIVIDED LOTS ARE NOT LOCATED WITHIN FEMA 100-YEAR FLOOD ZONE.
 - OPEN SPACE REQUIREMENTS SHALL BE MET BY A FEE IN LIEU OF LAND DEDICATION. LOT 128-1 IS TO BE CONVEYED TO A FAMILY MEMBER AND IS THEREBY EXEMPT FROM THE OPEN SPACE REQUIREMENT. AN APPRAISAL OF THE RAW LAND VALUE OF LOT 128-2 SHALL BE USED TO DETERMINE THE AMOUNT OF OPEN SPACE FEE TO BE PAID TO THE TOWN OF BROOKLYN AT THE TIME OF CONVEYANCE.

LOT 128
REMAINING LAND
AREA = 167± ACRES

NOT TO BE CONSIDERED A BUILDING LOT
WITHOUT APPROVAL OF THE TOWN OF BROOKLYN
AND THE DEPARTMENT OF HEALTH

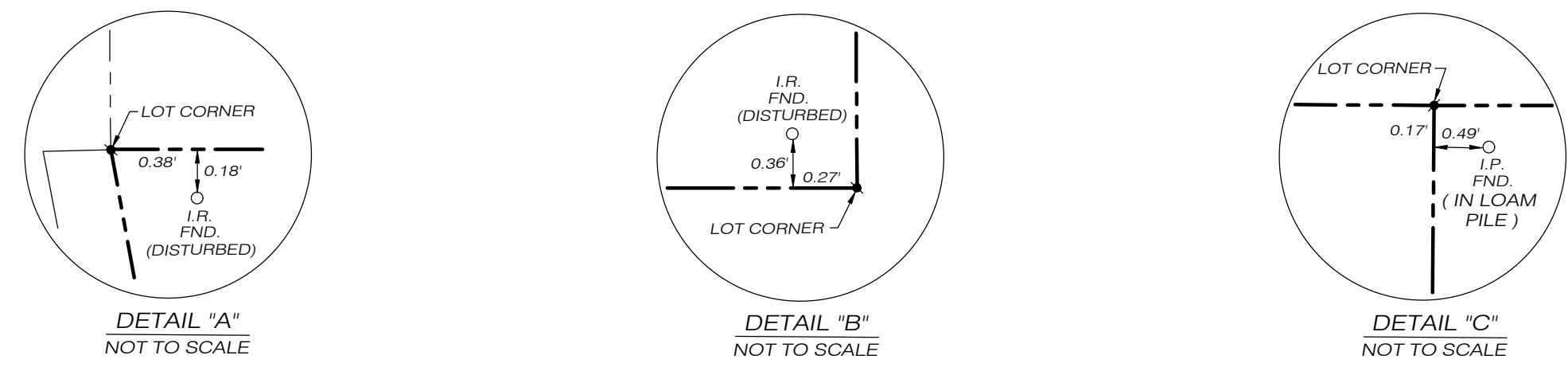
APPROVED BY THE BROOKLYN INLAND WETLANDS
& WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED,
APPROVAL AUTOMATICALLY EXPIRES _____ IF ALL PHYSICAL IMPROVEMENTS
REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE



- LEGEND
- IRON PIN / DRILL HOLE FOUND / SET
 - STONE WALL
 - EDGE OF WETLAND

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

PAUL A. TERWILLIGER, L.S. NO. 70155

10/13/2022
DATE

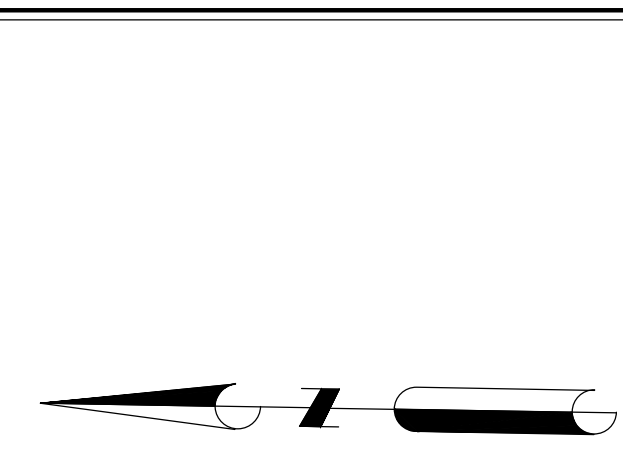
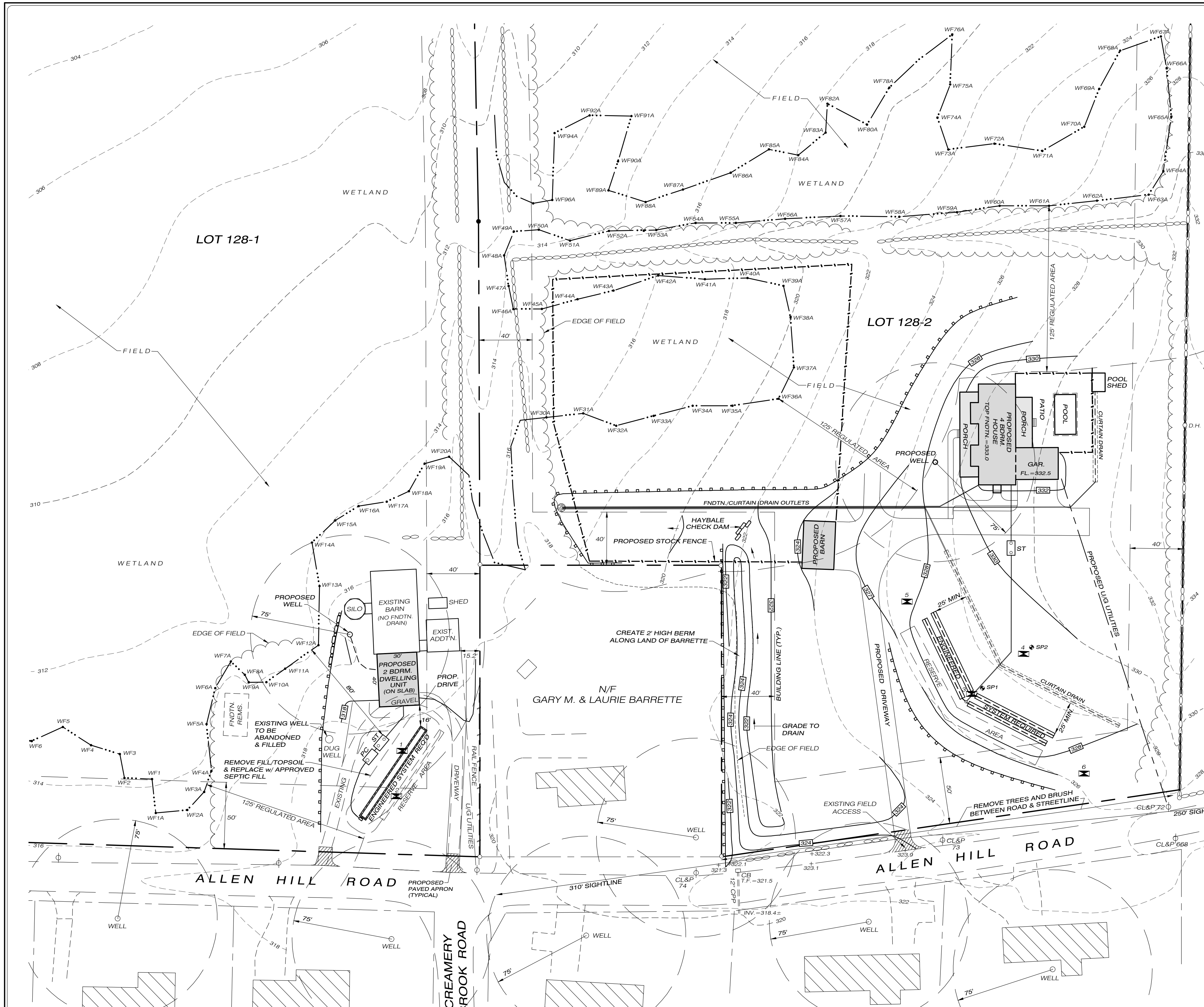
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE
EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

SUBDIVISION MAP
LOT LAYOUT PLAN
PREPARED FOR
NAOMI L. REGIS

ALLEN HILL ROAD
BROOKLYN, CONNECTICUT
DATE: OCTOBER 2022
SCALE: 1" = 60'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230
SHEET NO: 2 OF 4
REVISED:

JOB NO: 21044 | F.B. NO: 219 | DRAWN BY: P.A.T. | MAP NO:



- NOTES:**
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A RESURVEY AND ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS C. SEE SHEET 2 FOR PROPERTY LINE INFORMATION. TOPOGRAPHIC FEATURES WERE TAKEN FROM NOAA LIDAR DATA AND CONFORM TO TOPOGRAPHIC ACCURACY CLASS T-D. VERTICAL DATUM IS NAVD83. THIS MAP HAS BEEN PREPARED FROM OTHER MAPS, RECORD RESEARCH, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY OR LIMITED PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE.
 2. ZONING DISTRICT: R-30
 3. PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
 4. SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE HOUSE LOCATIONS DEPICTED ARE ONLY CONCEPTUAL IN NATURE AND IT IS UP TO THE LOT DEVELOPER TO TAKE ADVANTAGE OF THE PASSIVE SOLAR OPPORTUNITIES PRESENTED BY THESE LOTS AT THE TIME OF ACTUAL HOUSE CONSTRUCTION. THE DEVELOPER IS ENCOURAGED TO UTILIZE PASSIVE SOLAR TECHNIQUES AND IT IS RECOMMENDED THAT SUCH FACTORS AS HOUSE ORIENTATION, WINDOW LOCATION AND STYLE, CLEARING LIMITS AND POSITION ON THE LOT BE TAKEN INTO CONSIDERATION WHEN DEVELOPMENT OCCURS.
 5. THE INLAND WETLANDS & WATERCOURSES WERE FIELD DELINEATED IN AUGUST 2016 BY JOSEPH R. THEROUX, SOIL SCIENTIST.
 6. MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED. PROPOSED DRIVEWAY GRADES DEPICTED ARE AT LESS THAN 10%.
 7. SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL PLAN.
 8. THERE ARE NO APPARENT WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC AREAS DEPICTED.
 9. SEE SHEET 2 FOR PROPERTY BOUNDARY INFORMATION.
 10. LOCATION OF OFF SITE IMPROVEMENTS ARE APPROXIMATE.
 11. EACH LOT WILL REQUIRE AN ENGINEER DESIGNED PLAN TO BE SUBMITTED TO THE NORTHEAST DISTRICT DEPARTMENT OF HEALTH FOR APPROVAL AT THE TIME OF LOT DEVELOPMENT.

N/F
LANGEVIN LIMITED PARTNERSHIP

SEPTIC SYSTEM NOTES - LOT 128-1

2 BEDROOM DWELLING UNIT
PERCOLATION RATE: 16 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 500 SF
MLSS CALCULATION
DEPTH TO RESTRICTIVE LAYER = 40" (18")
SLOPE = 1-2%
H.F = 62 x F.F = 1.0 x P.F. = 1.25 MLSS REQUIRED = 77.5 LF
MAXIMUM DEPTH INTO GRADE: 22" (REMOVE FILL/TOPSOIL)
PUMPED SYSTEM REQUIRED
INSTALL ELJEN MANTIS 536-8 LOW-PRO LEACHING UNITS OR
12" CONC. GALLERIES w/ 4" PERF. PVC IN STONE
EFFECTIVE LEACHING AREA OF TRENCH = 6.5 SF/LF
LENGTH OF TRENCH REQUIRED = (500 SF)/(6.5 SF/LF) = 77 LF
USE ONE 80' TRENCH
MLSS PROVIDED = 80'
LEACHING AREA PROVIDED = 520 SF
SEPTIC TANK: 1000 GALLON
PUMP CHAMBER: 1000 GALLON

SEPTIC SYSTEM NOTES - LOT 128-2

4 BEDROOM HOUSE
PERCOLATION RATE: 10.1-20 MIN./INCH
EFFECTIVE LEACHING AREA REQUIRED = 787.5 SF
MLSS CALCULATION
DEPTH TO RESTRICTIVE LAYER = 18"
SLOPE = 3.1-4%
H.F = 48 x F.F = 1.75 x P.F. = 1.25 MLSS REQUIRED = 105 LF
USE STANDARD 12" DEEP x 48" WIDE LEACHING TRENCHES
MAXIMUM DEPTH INTO GRADE: 0"
EFFECTIVE LEACHING AREA OF TRENCH = 3.0 SF/LF
LENGTH OF TRENCH REQUIRED = (787.5 SF)/(3.0 SF/LF) = 262.5 LF
USE TWO 132' TRENCHES 8" O/C
MLSS PROVIDED = 132'
LEACHING AREA PROVIDED = 792 SF
SEPTIC TANK: 1500 GALLON

STANDPIPE MONITORING BY NDDH

SP1 - TOP OF PIPE TO GRD. = 15'

DATE	READING	DEPTH TO WATER
3/11/2022	19.5"	4.5"
3/15/2022	29"	14"
3/21/2022	34"	19"
3/29/2022	38"	23"
4/4/2022	33"	18"
4/11/2022	30"	15"
4/22/2022	38"	23"
4/29/2022	40"	25"
5/12/2022	41.5"	26.5"

SP2 - TOP OF PIPE TO GRD. = 14.5'

DATE	READING	DEPTH TO WATER
3/11/2022	19"	4.5"
3/15/2022	28"	13.5"
3/21/2022	32"	17.5"
3/29/2022	35"	20.5"
4/4/2022	31.75"	17.25"
4/11/2022	29"	14.5"
4/22/2022	36.5"	21.5"
4/29/2022	39"	24.5"
5/12/2022	42"	27.5"

MLSS PER HYDRAULIC ANALYSIS PERFORMED BY KILLINGLY ENGINEERING ASSOCIATES ON 10/5/2022 = 65.2'

SOIL TEST DATA

SOIL TESTING PERFORMED 2/23/2022

TP1

0-22"	FILL
22-25"	ORIGINAL TOPSOIL
25-40"	LIGHT BROWN SANDY LOAM
40-60"	GRAY VERY COMPACT SANDY LOAM
60-69"	GROUNDWATER

MOTTLING AT 40" (18")
WATER AT 60"
NO LEDGE

TP2

0-10"	TOPSOIL
10-22"	FILL
22-23"	ORIGINAL TOPSOIL
23-28"	DARK BROWN SANDY LOAM
28-40"	TAN FINE SANDY LOAM
40-68"	GRAY VERY COMPACT SANDY LOAM
68-76"	GROUNDWATER

MOTTLING AT 40" (18")
WATER AT 50-68"
NO LEDGE

PERCOLATION RATE: 16 MIN./INCH

TP3

0-11"	TOPSOIL
11-18"	BROWN SANDY LOAM
18-41"	GRAY VERY COMPACT SANDY LOAM
41-64"	GROUNDWATER

MOTTLING AT 18"
WATER AT 16-41"
NO LEDGE

TP4

0-10"	TOPSOIL
10-16"	BROWN SANDY LOAM
16-48"	GRAY VERY COMPACT SANDY LOAM
48-66"	GROUNDWATER

MOTTLING AT 16"
WATER AT 48"
NO LEDGE

SOIL TESTING PERFORMED 8/9/2022

TP5

0-8"	TOPSOIL
8-18"	BROWN FINE SANDY LOAM
18-78"	MOTTLED GRAY COMPACT SANDY LOAM

MOTTLING AT 18"
NO WATER
NO LEDGE

TP6

0-10"	TOPSOIL
10-20"	BROWN FINE SANDY LOAM
20-69"	MOTTLED GRAY COMPACT SANDY LOAM

MOTTLING AT 20"
NO WATER
NO LEDGE

PERCOLATION RATE: 10.1-20 MIN./INCH

- LEGEND**
- IRON PIN / DRILL HOLE FOUND
 - IRON ROD SET
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - + 202.5 PROPOSED SPOT GRADE
 - ⊠ TEST PIT
 - ⊕ STANDPIPE
 - ▬ EROSION CONTROL BARRIER
 - - - EDGE OF WETLAND

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

UNDERGROUND UTILITY LOCATIONS ARE TO BE MARKED IN THE FIELD PRIOR TO ANY EXCAVATION
"CALL BEFORE YOU DIG" 1 800 922 4455

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

PAUL A. TERWILLIGER, L.S. NO. 70155
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
DATE: 12/5/2022

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

GENERAL LOCATION SURVEY

SUBDIVISION LOT DEVELOPMENT PLAN

PREPARED FOR

NAOMI L. REGIS

ALLEN HILL ROAD
BROOKLYN, CONNECTICUT

DATE: OCTOBER 2022
SCALE: 1" = 40'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

SHEET NO: 3 OF 4
REVISED: 11/16/2022
11/28/2022 - DRAINAGE
12/5/2022 - DRAINAGE
12/7/2022 - ENG. COMMENTS

JOB NO: 21044 F.B. NO: 219 DRAWN BY: P.A.T. MAP NO:

ALL EROSION AND SEDIMENT CONTROL MEASURES AND PROCEDURES SHALL CONFORM TO CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, MAY 2002.

DEVELOPMENT

PROPOSED DEVELOPMENT WILL CREATE 2 NEW BUILDING LOTS. ACTIVITIES TO INCLUDE CONSTRUCTION OF DRIVEWAYS, HOUSES, SEPTIC SYSTEMS, WELLS, AND SITE GRADING. THE PRIMARY CONCERN OF THIS EROSION & SEDIMENT CONTROL PLAN IS TO PREVENT EXCESSIVE EROSION AND KEEP ERODED SEDIMENT FROM RUNNING OFF SITE OR INTO WETLAND AREAS. NO MATERIAL SHALL BE PLACED WITHIN A REGULATED WETLAND AREA EITHER ON OR OFF SITE.

CONSTRUCTION SEQUENCE: (INDIVIDUAL LOT DEVELOPMENT)

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES ALONG DOWN SLOPE SIDE OF THE PROPOSED LIMITS OF DISTURBANCE.
2. STRIP & STOCKPILE TOPSOIL.
3. PROVIDE ANTI TRACKING PAD AND TEMPORARY POWER TO THE SITE.
4. EXCAVATE FOUNDATION AND BEGIN CONSTRUCTION OF RESIDENCE.
5. INSTALL SEPTIC SYSTEM AND WELL.
6. PROVIDE DRIVEWAY AND UTILITIES TO THE RESIDENCE.
7. LOAM, SEED & MULCH DISTURBED AREAS.
8. REMOVE EROSION AND SEDIMENT CONTROL WHEN VEGETATIVE COVER HAS BEEN ESTABLISHED.

GENERAL DEVELOPMENT PLAN

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

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

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

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

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

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

ALL DISTURBED SLOPES SHALL BE STABILIZED WITHIN ONE SEASON (SPRING OR FALL) OF THE COMPLETION OF THE PROJECT BEFORE A CERTIFICATE OF COMPLIANCE WILL BE ISSUED.

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

SILT FENCE INSTALLATION AND MAINTENANCE:

1. DIG A 6" DEEP TRENCH ON THE UPHILL SIDE OF THE BARRIER LOCATION.
2. POSITION THE POSTS ON THE DOWNHILL SIDE OF THE BARRIER AND DRIVE THE POSTS 1.5 FEET INTO THE GROUND.
3. LAY THE BOTTOM 6" OF THE FABRIC IN THE TRENCH TO PREVENT UNDERMINING AND BACKFILL.
4. INSPECT AND REPAIR BARRIER AFTER HEAVY RAINFALL.
5. INSPECTIONS WILL BE MADE AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCH OR GREATER TO DETERMINE MAINTENANCE NEEDS.
6. SEDIMENT DEPOSITS ARE TO BE REMOVED WHEN THEY REACH A HEIGHT OF 1 FOOT BEHIND THE BARRIER OR HALF THE HEIGHT OF THE BARRIER AND ARE TO BE DEPOSITED IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
7. REPLACE OR REPAIR THE FENCE WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE FENCE HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE FENCE BECAUSE:
 - THE FENCE HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
 - THE FENCE HAS BEEN MOVED OUT OF POSITION, OR
 - THE GEOTEXTILE HAS DECOMPOSED OR BEEN DAMAGED.

HAY BALE INSTALLATION AND MAINTENANCE:

1. BALES SHALL BE PLACED AS SHOWN ON THE PLANS WITH THE ENDS OF THE BALES TIGHTLY ABUTTING EACH OTHER.
2. EACH BALE SHALL BE SECURELY ANCHORED WITH AT LEAST 2 STAKES AND GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER FROM PASSING BETWEEN THE BALES.
3. INSPECT BALES AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE MAINTENANCE NEEDS.
4. REMOVE SEDIMENT BEHIND THE BALES WHEN IT REACHES HALF THE HEIGHT OF THE BALE AND DEPOSIT IN AN AREA WHICH IS NOT REGULATED BY THE INLAND WETLANDS COMMISSION.
5. REPLACE OR REPAIR THE BARRIER WITHIN 24 HOURS OF OBSERVED FAILURE. FAILURE OF THE BARRIER HAS OCCURRED WHEN SEDIMENT FAILS TO BE RETAINED BY THE BARRIER BECAUSE:
 - THE BARRIER HAS BEEN OVERTOPPED, UNDERCUT OR BYPASSED BY RUNOFF WATER,
 - THE BARRIER HAS BEEN MOVED OUT OF POSITION, OR
 - THE HAY BALES HAVE DETERIORATED OR BEEN DAMAGED.

TEMPORARY VEGETATIVE COVER

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

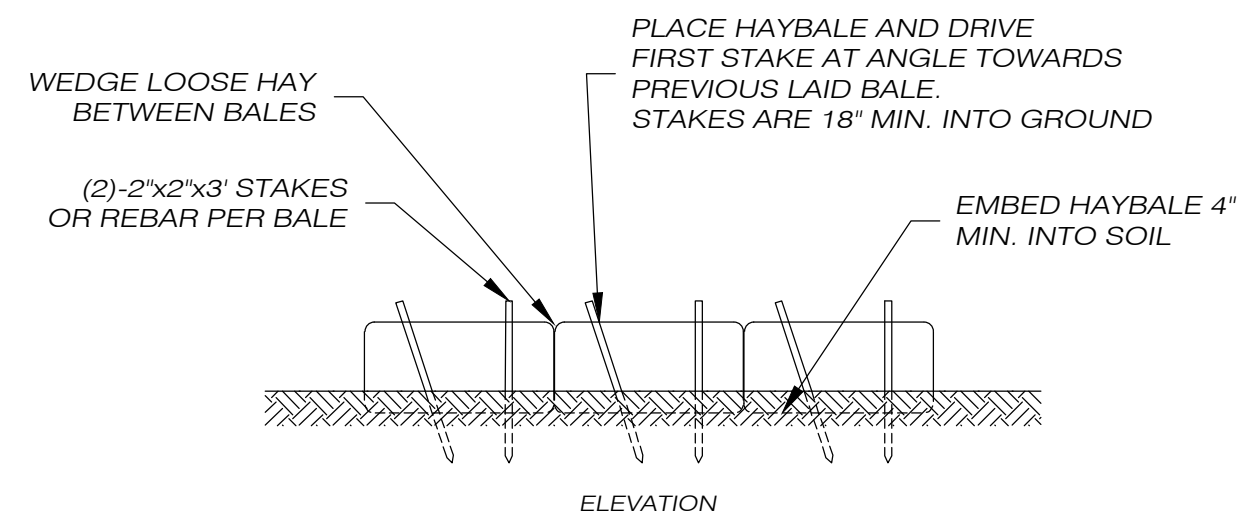
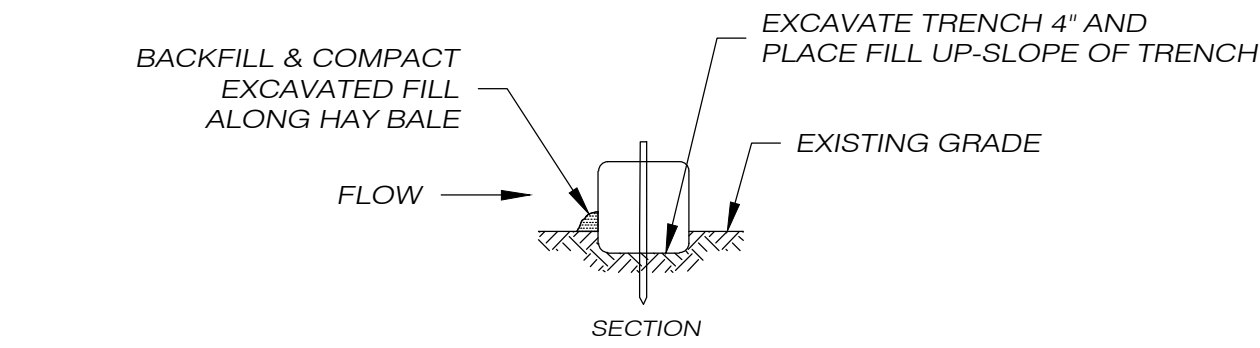
PERMANENT VEGETATIVE COVER

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

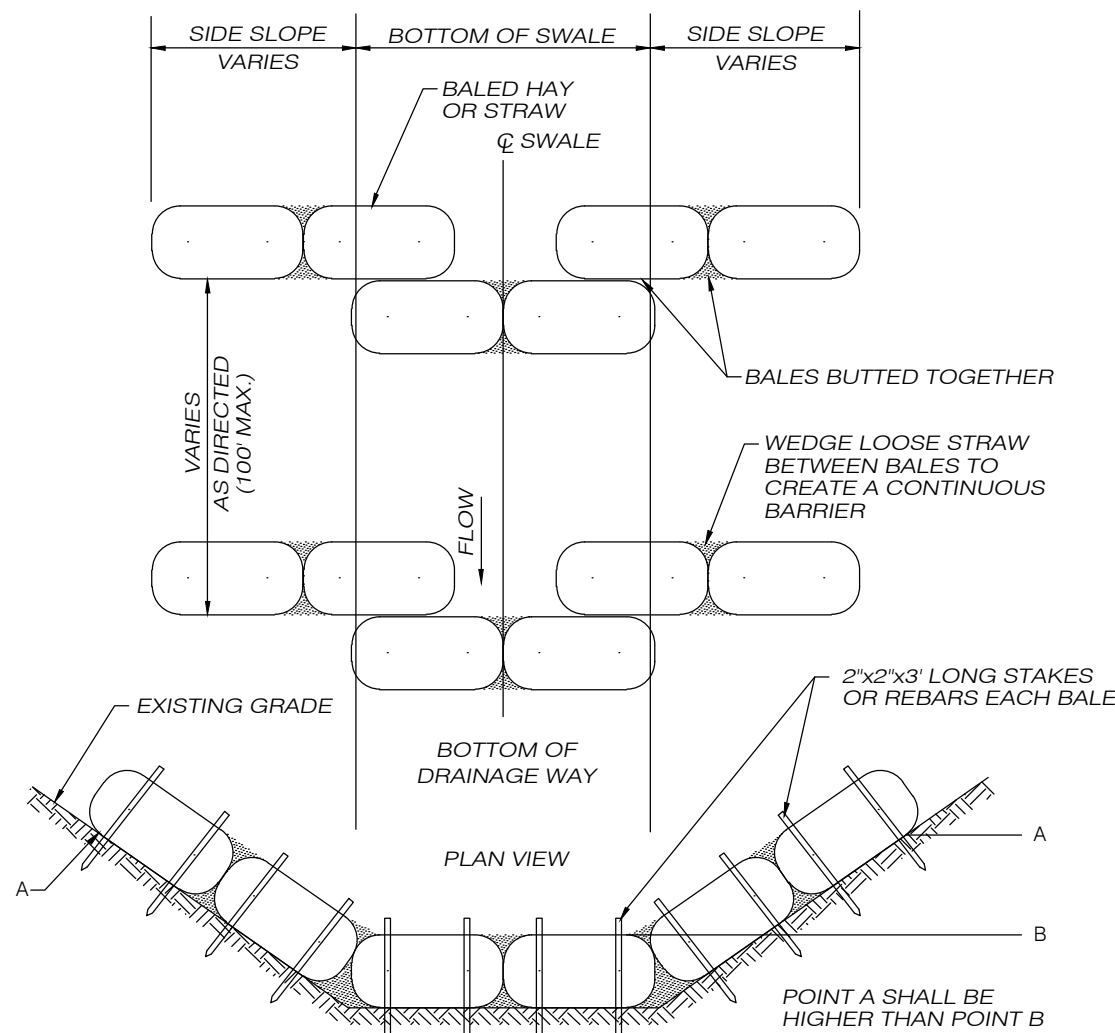
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

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

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



HAY BALE BARRIER DETAIL
NOT TO SCALE



HAYBALE CHECK DAM
NOT TO SCALE

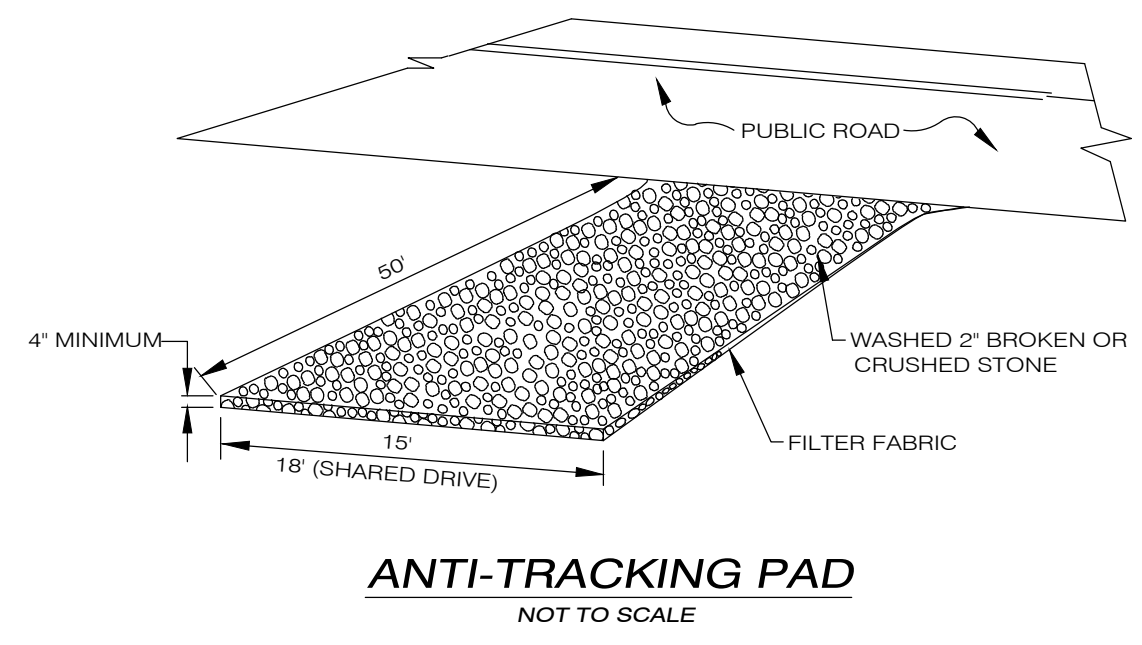
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

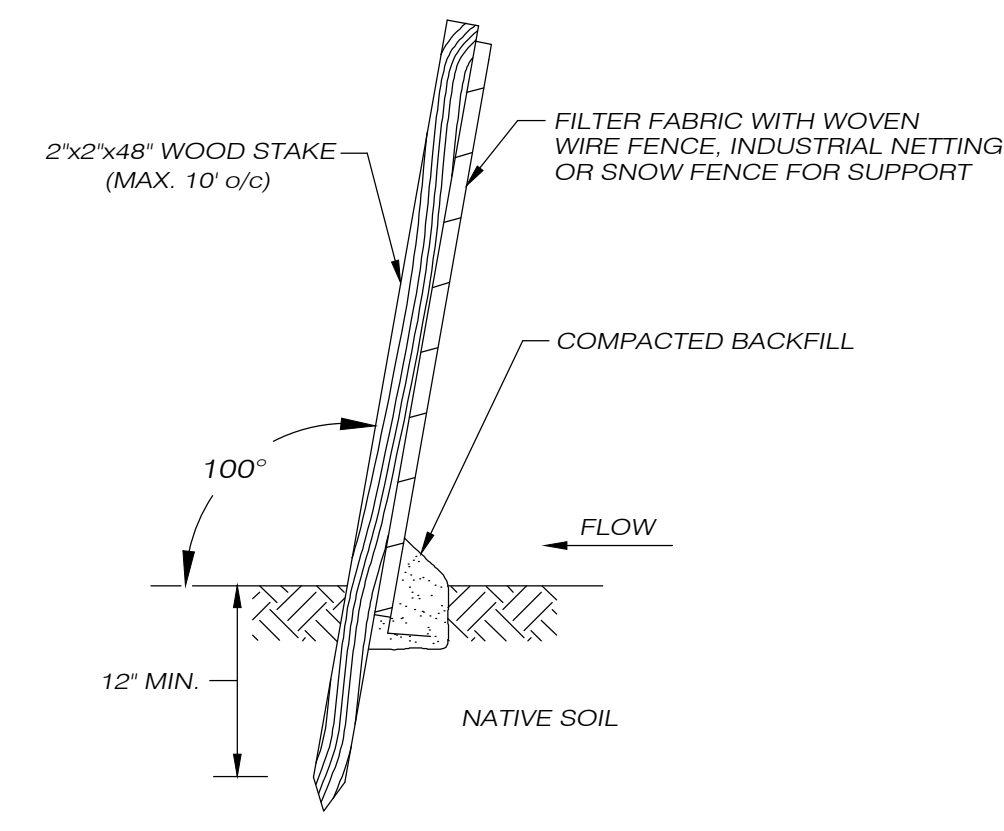
PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

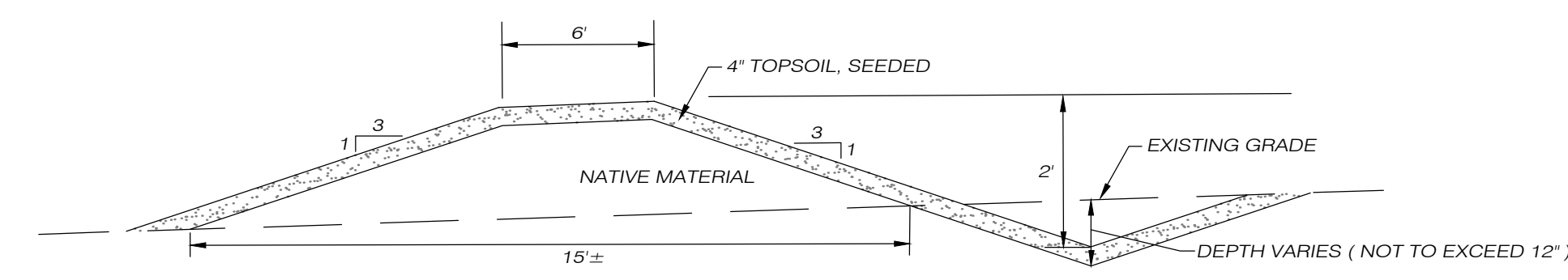
CHAIRMAN _____ DATE _____



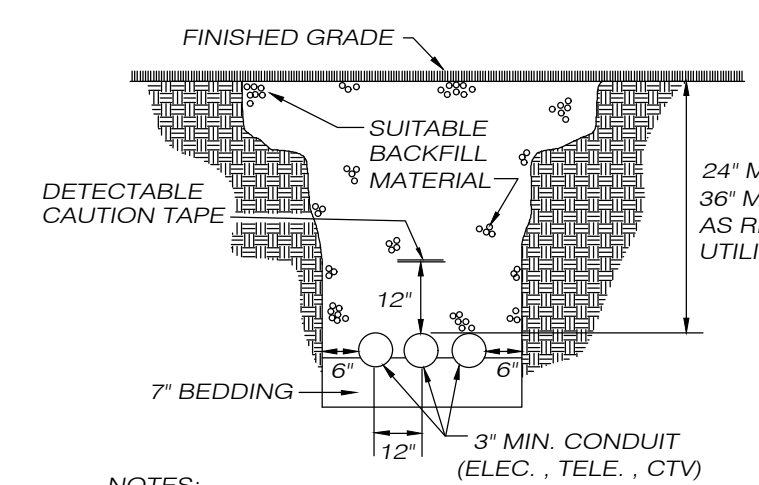
ANTI-TRACKING PAD
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

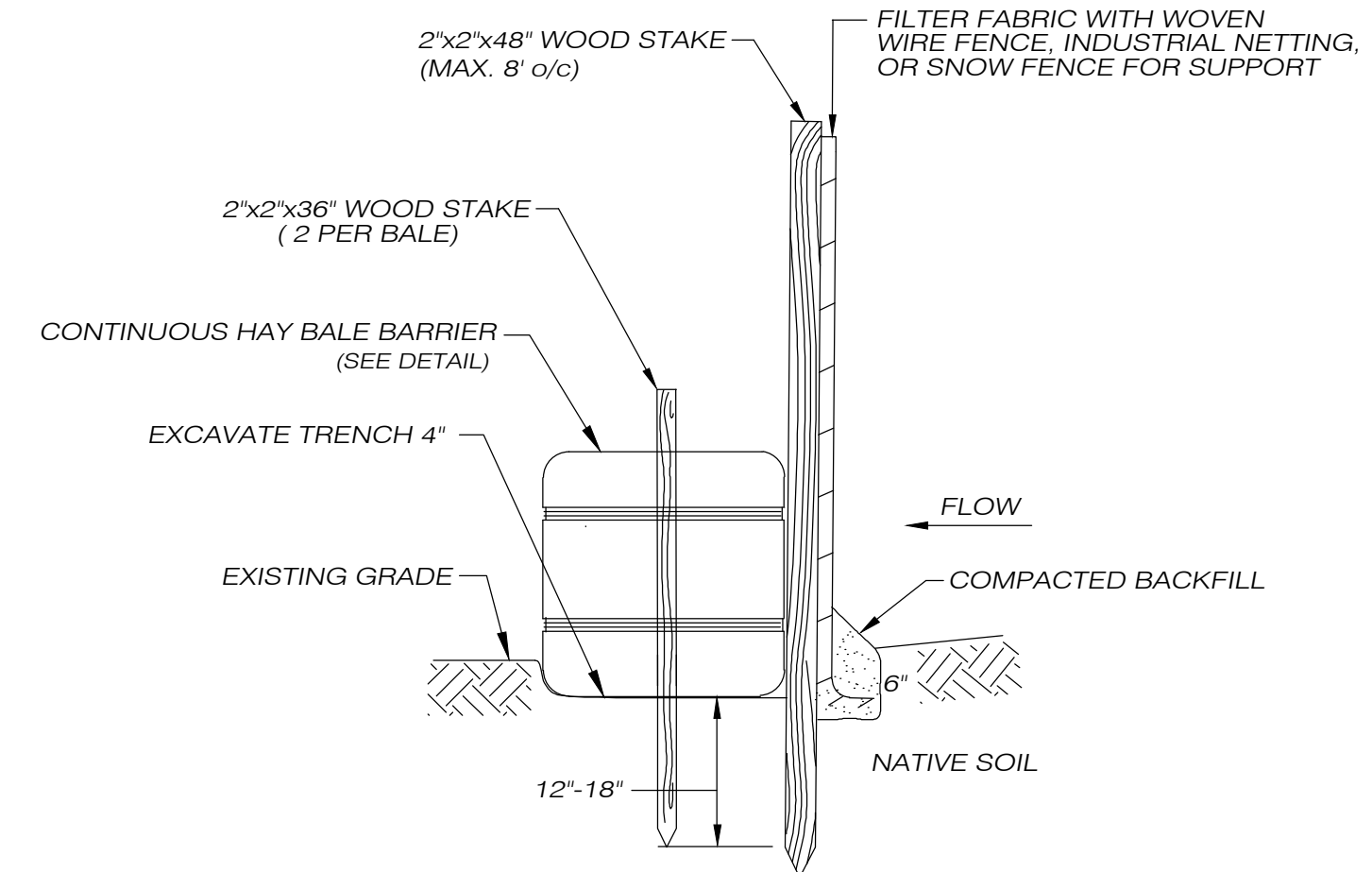


BERM SECTION
NOT TO SCALE



- NOTES:
1. OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH!
 2. SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
 3. FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.

UTILITY TRENCH DETAIL
NOT TO SCALE



HAY BALE BACKED SILT FENCE DETAIL
NOT TO SCALE

<p>Killingly Engineering Associates</p> <p>114 Westcott Road P.O. Box 421 Dayville, Connecticut 06241 860 779 7299</p> <p>NORMAND THIBEAULT, JR., P.E. No. 22834 DATE _____</p>	<p>SUBDIVISION OF LAND</p> <p>EROSION CONTROL PLAN & CONSTRUCTION DETAILS</p> <p>PREPARED FOR</p> <p>NAOMI L. REGIS</p>		<p>SURVEYING • MAPPING • PLOT PLANS</p> <p>LAND RECORD RESEARCH</p> <p>email: pcsurvey@comcast.net</p> <p>63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230</p> <p>SHEET NO: 4 OF 4</p> <p>REVISED: 12/5/2022 12/7/2022 - ENG. COMMENTS</p>
	<p>ALLEN HILL ROAD</p> <p>BROOKLYN, CONNECTICUT</p> <p>DATE: OCTOBER 2022</p> <p>SCALE: 1" = AS NOTED</p>		
	<p>0 0.5" 1" 2" 3"</p>		
	<p>JOB NO: 21044 F.B. NO: N/A DRAWN BY: P.A.T. MAP NO: _____</p>		



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
By _____

Application # SD 22-004
Check # 6904

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant Wayne Jolley / Lori Puce Phone 208 736 4
Mailing Address 524 WARRHAM RD
Applicants Interest in the Property Dunton

Property Owner Wayne Jolley Phone 208-7364
Mailing Address 524 WARRHAM RD Brooklyn

Name of Engineer/Surveyor Archer Surveying LLC
Address 18 Providence Rd
Contact Person Paul Archer Phone 779-2280 Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Subdivision _____ Re subdivision
Property location Alden Hill Rd / WARRHAM RD
Map # 31 Lot # 97C Zone RA Total Acres 5 +/- Acres to be Divided 2.1
Number of Proposed Lots 1 Length of New Road Proposed _____
Sewage Disposal: Private _____ Public _____

Note: Hydrological report required by Section 11.6.2

Length of new Sewer proposed: Sanitary _____ Storm _____
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: Wayne Jolley Lori Puce Date 12-7-22
Owner: Wayne Jolley Lori Puce Date 12-7-22

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

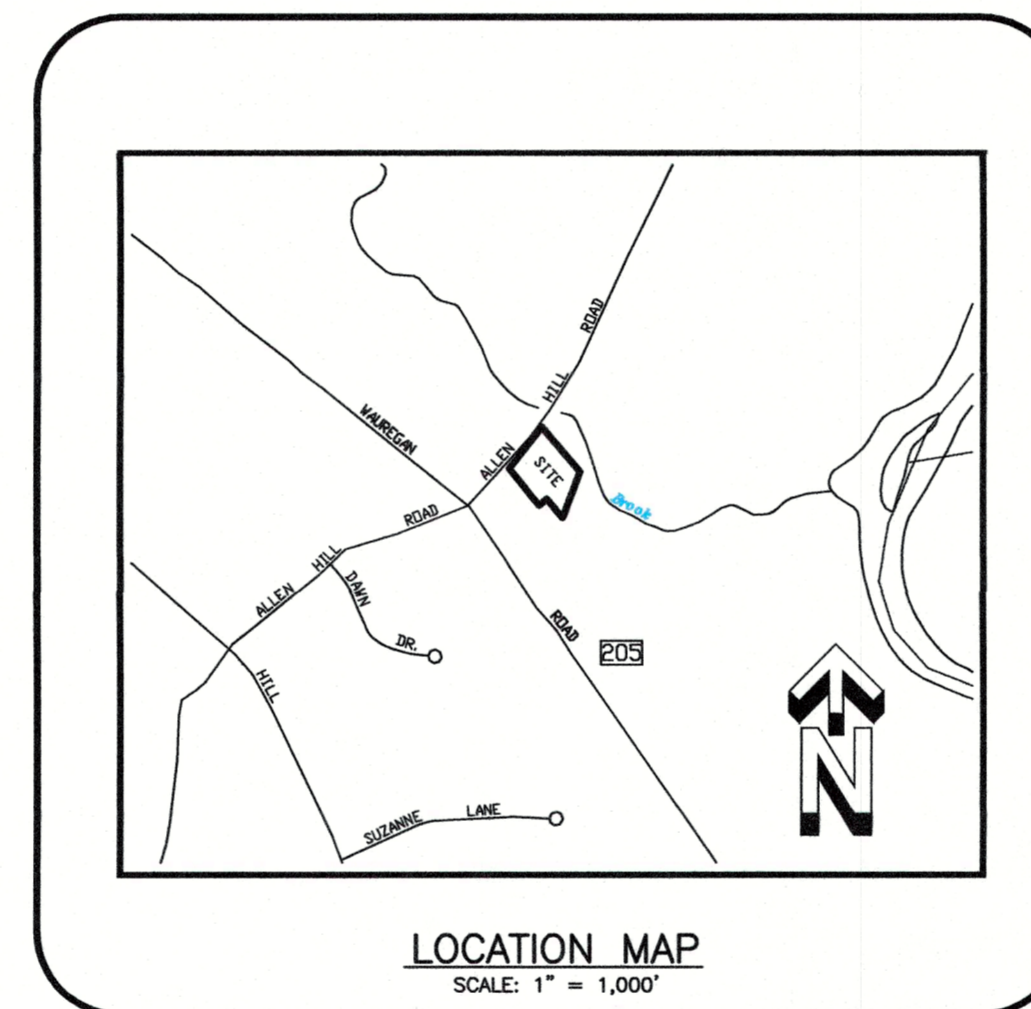
1 LOT RE SUBDIVISION

PREPARED FOR

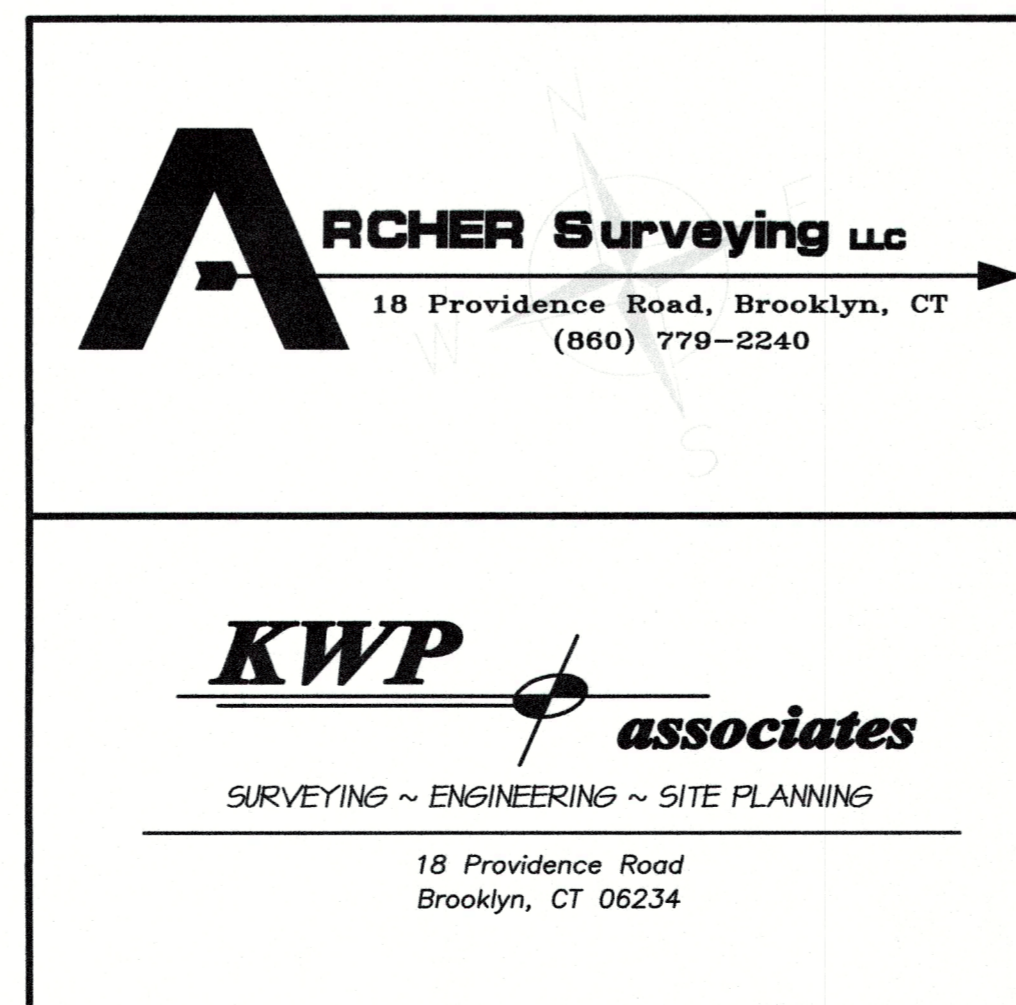
Wayne Jolley & Lori Pike

Allen Hill Road
Brooklyn, Connecticut

Revised: November 28, 2022
November 3, 2022



PREPARED BY



INDEX OF DRAWINGS

COVER SHEET	SHEET 1 OF 5
SUBDIVISION	SHEET 2 OF 5
SITE DEVELOPMENT PLAN	SHEET 3 OF 5
DETAIL SHEET	SHEET 4 OF 5
HISTORY PLAN	SHEET 5 OF 5

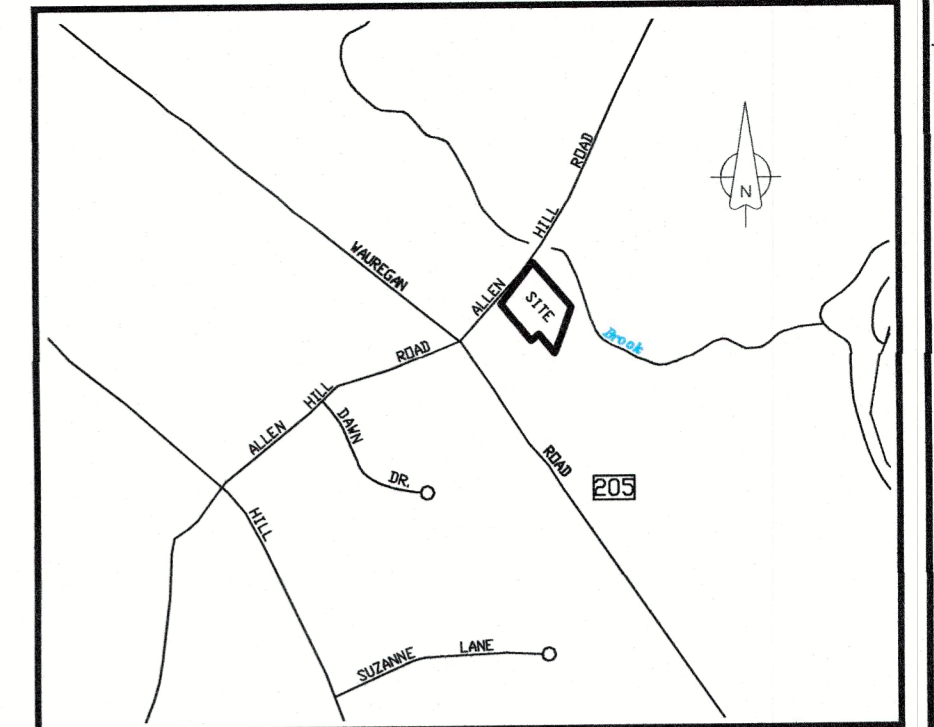


APPROVED BY THE BROOKLYN
INLAND WETLANDS COMMISSION

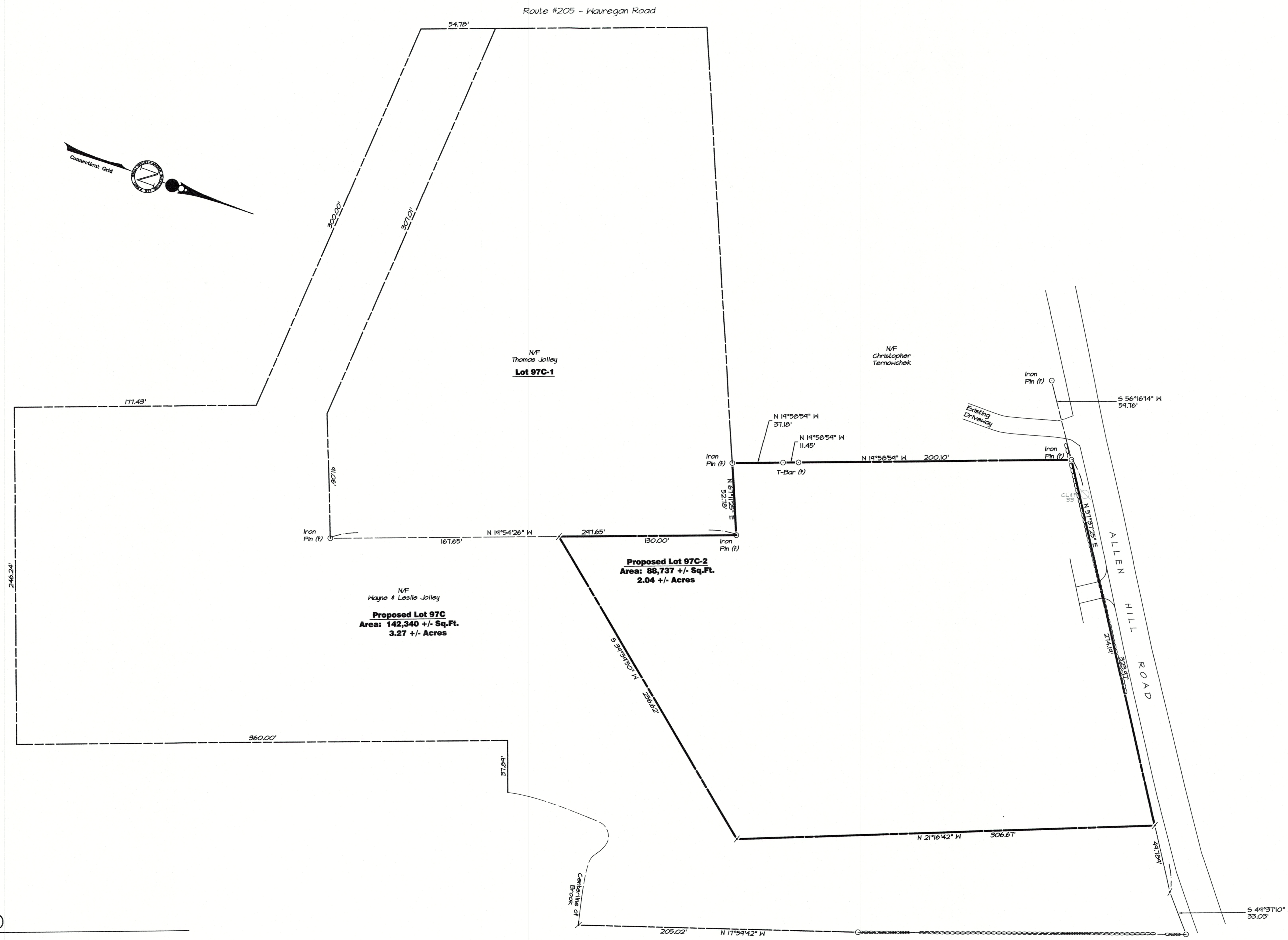
CHAIRMAN _____ DATE _____
Expiration date per section 22A-42A of the Connecticut
General Statutes. Date: _____

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

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



Location Map
SCALE
1" = 1000 FT



Notes

- 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 on Proposed Lot Class "D" on Remaining Lot Class "T-2" Vertical Accuracy
- Survey Type: Subdivision Plan
- Boundary Determination: Resurvey on Existing Original on proposed Lot
- Intent: Residential Development
- Parcels shown as 97C on Assessors Tax Map 31 of the Brooklyn Assessors Office
- Topographic Information obtained from an actual field survey.
- Wetlands were delineated by Joseph Theroux and field located by Archer Surveying LLC.
- This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
- 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
- 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.
- North orientation, bearings and coordinate values shown are based on Map Reference #1
- Passive Solar Energy techniques were considered in the design of the subdivision

Map References

- Re-Subdivision Plan Prepared for Wayne L. Jolley & Leslie A. Jolley, Wauregan Road (Route 205) & Allen Hill Road, Brooklyn, Connecticut, Date: March 2008 - Revised May 2009, Prepared by Provost & Robero Inc.

LEGEND

- PROPERTY LINE
- - - EASEMENT
- o o o o STONEWALL
- o o o o STONEWALL REMAINS
- o o o o EXISTING TREELINE
- o o o o SILT FENCE
- - - EXISTING INDEX CONTOUR
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- # WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE

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

[Signature] 12/1/2022
Paul M. Archer, Conn. L.S. #70013

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

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
18 Providence Road
Brooklyn, CT 06234

REVISIONS	
DATE	DESCRIPTION

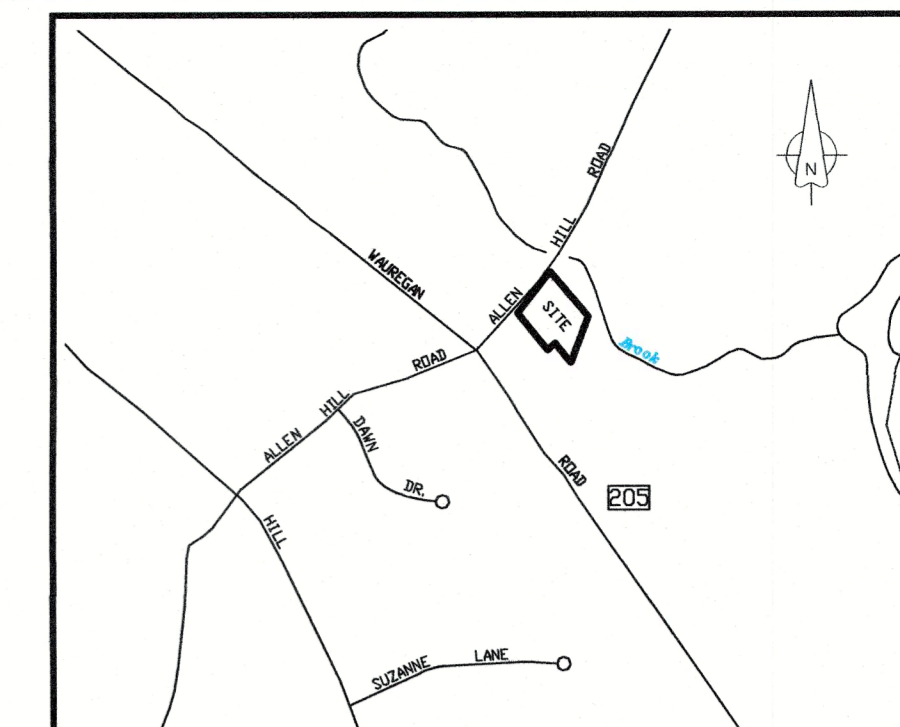
ReSubdivision Plan
"1 Lot Subdivision"

Prepared For:
Wayne Jolley & Lori Pike
Allen Hill Road
Brooklyn, Connecticut

DRAWING SCALE: 1"=40'

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

Sheet No.	2 of 5	Project No.	2046	Date:	November 3, 2022
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Location Map

SCALE
1000 0 1000
1" = 1000 FT

Notes

- 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 Associations 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: Site Development Plan
 - Boundary Determination: Resurvey on Existing Original on new Lot
 - Intent: Residential Development
- Parcels shown as 97C on Assessors Tax Map 31 of the Brooklyn Assessors Office
- Topographic information obtained from an actual field survey.
- Wetlands were delineated by Joseph Theroux and field located by Archer Surveying LLC.
- This Subdivision does include land areas within the Federal Emergency Management Agency's 100 year flood hazard area
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- North orientation, bearings and coordinate values shown are based on Map Reference #1
- Passive Solar Energy techniques were considered in the design of the subdivision

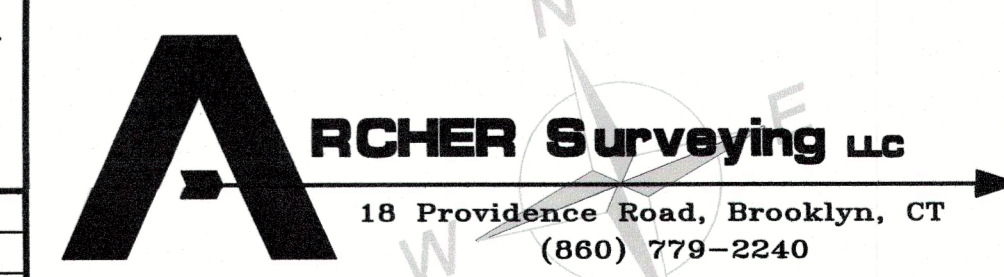
David A. Smith
DAVID A. SMITH, P.E. #14173 DATE 11/28/2022
NOT VALID UNLESS SEAL IS AFFIXED HERETO

To my knowledge and belief, this map is substantially correct, as noted hereon.
Paul M. Archer
Paul M. Archer, Conn. L.S. #70013
No certification is expressed or implied unless this map bears the embossed seal of the land surveyor whose signature appears hereon.

Site Development Plan

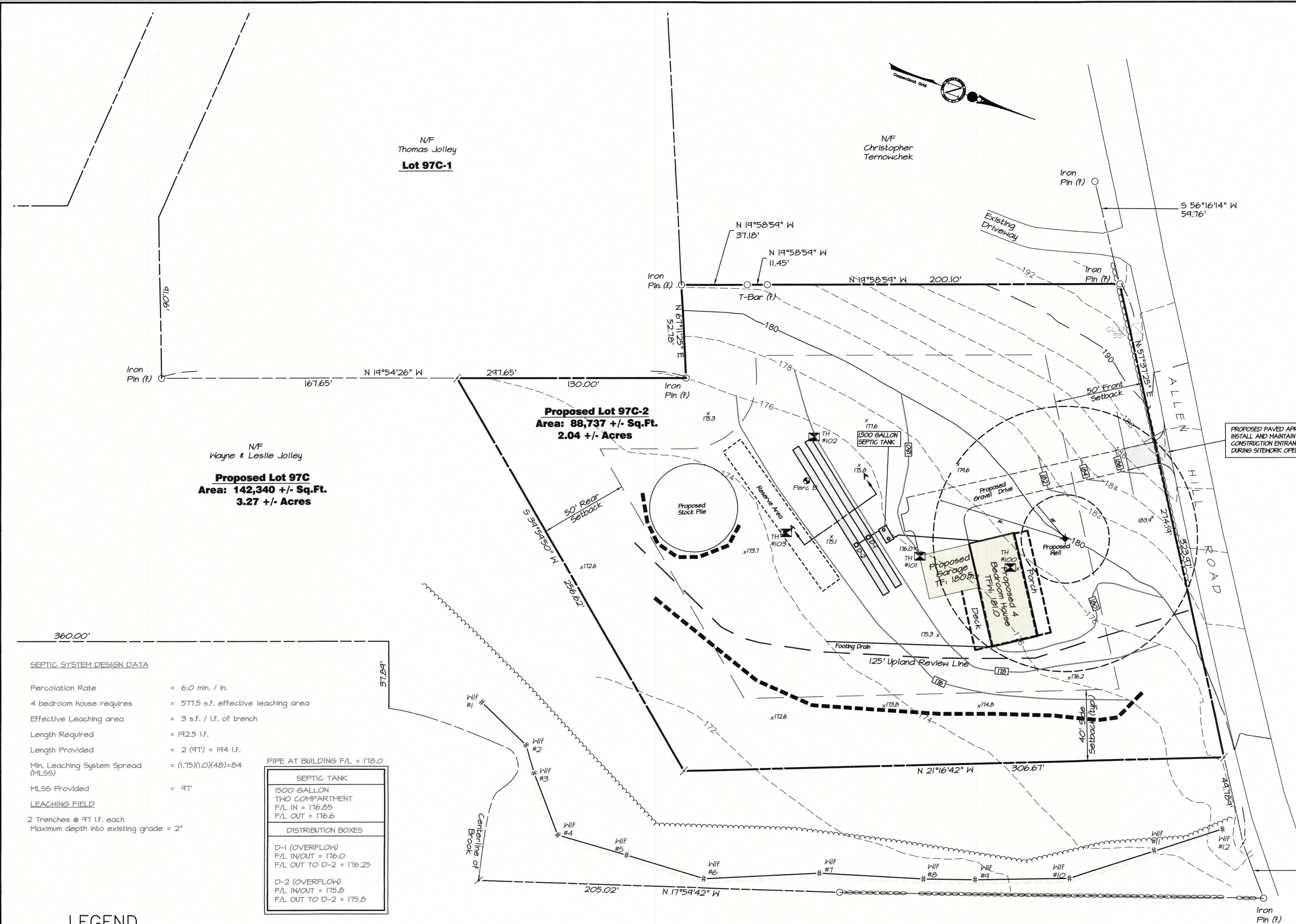
Prepared For:
Wayne Jolley & Lori Pike
Allen Hill Road
Brooklyn, Connecticut

DRAWING SCALE: 1"=30'



18 Providence Road, Brooklyn, CT (860) 779-2240

Sheet No. 3 of 5 Project No. 2046 Date: November 3, 2022



SEPTIC SYSTEM DESIGN DATA

- Percolation Rate = 6.0 min. / in.
- 4 bedroom house requires = 571.5 s.f. effective leaching area
- Effective Leaching area = 3 s.f. / l.f. of trench
- Length Required = 192.5 l.f.
- Length Provided = 2 (97') = 194 l.f.
- Min. Leaching System Spread (MLSS) = (1.75)(1.0)(48) = 84
- MLSS Provided = 97'
- LEACHING FIELD
2 Trenches @ 97 l.f. each
Maximum depth into existing grade = 2'

SEPTIC TANK	
1500 GALLON TWO COMPARTMENT	
F/L IN = 176.25	F/L OUT = 176.6
DISTRIBUTION BOXES	
D-1 (OVERFLOW)	F/L IN/OUT = 176.0
	F/L OUT TO D-2 = 176.25
D-2 (OVERFLOW)	F/L IN/OUT = 175.8
	F/L OUT TO D-2 = 175.8

LEGEND

- PROPERTY LINE
- EASEMENT
- STONEWALL
- STONEWALL REMAINS
- EXISTING TREELINE
- SILT FENCE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS FLAG
- BUILDING SETBACK
- IRON PIN
- DRILL HOLE
- MONUMENT
- PERCOLATION TEST
- TEST PIT
- PROPERTY POINT
- UTILITY POLE

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

PERFORMED BY:Maureen Marcoux
WITNESSED BY:NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 12/13/2021

TEST PIT: 100	TEST PIT: 101
0" - 15" Topsoil w/ Roots	0" - 12" Topsoil w/ Roots
15" - 40" Brown Fine Sandy Loam	12" - 21" Brown Fine Sandy Loam
40" - 72" Gray Silty Sand Band	21" - 24" Gray Silty Fine Sand Band
40" - 72" Sand & Gravel	24" - 35" Sand & Gravel
	35" - 84" Grey Very Fine Sandy Silt
MOTTLES: NO	MOTTLES: 21"
GROUNDWATER: NO	GROUNDWATER: NO
LEDGE: NO	LEDGE: NO
ROOTS: NO	ROOTS: NO
RESTRICTIVE: 38"	RESTRICTIVE: 21"

PERCOLATION DATA

PERC AA - DEPTH 23"
PERFORMED BY:Maureen Marcoux
WITNESSED BY:NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 12/13/2021

TIME	DROP (INCHES)
12:00	2.0
12:10	5.5
12:15	6.75
12:20	7.75
12:25	Empty
PERCOLATION RATE > 5.0 MIN./IN.	
NOTES: PERCOLATION TEST PERFORMED ON 12/13/21 PERFORMED BY Maureen Marcoux	

DEEP TEST PIT DATA / SOIL DESCRIPTIONS

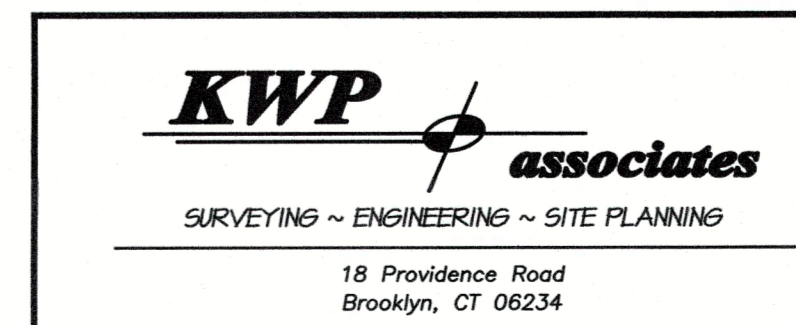
PERFORMED BY:Donovan Moe
WITNESSED BY:NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 9/9/2022

TEST PIT: 102	TEST PIT: 103
0" - 12" Topsoil	0" - 8" Topsoil
12" - 24" Brown Fine Sandy Loam	8" - 20" Brown Sandy Loam with Peddles
24" - 34" Tan Fine Sand	20" - 72" Gray Fine Silty Sandy Loam
34" - 42" Gray Silty Coarse Sand	
42" - 80" Washed Coarse Sand & Gravel	
MOTTLES: 34"	MOTTLES: 20"
GROUNDWATER: NO	GROUNDWATER: NO
LEDGE: NO	LEDGE: NO
ROOTS: NO	ROOTS: NO
RESTRICTIVE: 34"	RESTRICTIVE: 20"

PERCOLATION DATA

PERC B - DEPTH 23"
PERFORMED BY:Donovan Moe
WITNESSED BY:NORTHEAST DISTRICT DEPARTMENT OF HEALTH DATE: 9/9/2022

TIME	DROP (INCHES)
9:00	14.0
9:06	17.0
9:12	18.0
9:18	19.0
9:24	20.0
9:30	21.0
9:36	22.0
PERCOLATION RATE > 6.0 MIN./IN.	
NOTES: PERCOLATION TEST PERFORMED ON 9/9/2021 PERFORMED BY Donovan Moe	



REVISIONS	
DATE	DESCRIPTION
11-28-22	New House Location & Septic System

EROSION AND SEDIMENT CONTROL PLAN

REFERENCE IS MADE TO:

- 1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. Soil Survey of Windham County Connecticut, U.S.D.A. Soil Conservation Service 1483.

DEVELOPMENT SCHEDULE (Individual Lots)

- 1. Prior to any work on site, the limits of disturbance shall be clearly flagged in the field by a Land Surveyor...
2. Install and maintain erosion and sedimentation control devices as shown on these plans...
3. Install construction entrance...
4. Construction will begin with clearing, grubbing and rough grading of the proposed site...
5. Begin construction of the house, septic system and well...
6. Disturbed areas shall be seeded and stabilized as soon as possible to prevent erosion...
7. The site will be graded so that all possible trees on site will be saved to provide buffers to adjoining lots.

DEVELOPMENT CONTROL PLAN

- 1. Development of the site will be performed by the individual lot owner, who will be responsible for the installation and maintenance of erosion and sediment control measures required throughout construction...
2. The sedimentation control mechanisms shall remain in place from start of construction until permanent vegetation has been established...
3. All striping is to be confined to the immediate construction area...
4. Dust control will be accomplished by spraying with water...
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas...
6. Final stabilization of the site is to follow the procedures outlined in 'Permanent Vegetative Cover'...

SILT FENCE INSTALLATION AND MAINTENANCE

- 1. Dig a 6" deep trench on the uphill side of the barrier location...
2. Position the posts on the downhill side of the barrier and drive the posts 15 feet into the ground...
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill...
4. Inspect and repair barrier after heavy rainfall...
5. Inspections will be made at least once per week and within 24 hours of the end of a storm...
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier...
7. Replace or repair the fence within 24 hours of observed failure...

HAY BALE INSTALLATION AND MAINTENANCE

- 1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other...
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw...
3. Inspect bales at least once per week and within 24 hours of the end of a storm...
4. Remove sediment behind the bales when it reaches half the height of the bale...
5. Replace or repair the barrier within 24 hours of observed failure...

TEMPORARY VEGETATIVE COVER

SEED SELECTION
Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure T5-2 in the 2002 Guidelines.
TIMING CONSIDERATIONS
Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.
SITE PREPARATION
Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.
Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION
Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required.
If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1000 square feet of 10-10-10 or equivalent.
SEEDING
Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species.
MULCHING
Temporary seedlings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines.
MAINTENANCE
Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.
Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER

- Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover.
1. Topsoil will be replaced once the excavation and grading has been completed...
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed...
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f.
4. Inspect seedbed before seeding...
5. Apply the chosen grass seed mix...
6. Following seeding, firm seedbed with a roller...

EROSION AND SEDIMENT CONTROL NARRATIVE

PRINCIPLES OF EROSION AND SEDIMENT CONTROL
The primary function of erosion and sediment controls is to absorb erosion energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.
KEEP LAND DISTURBANCE TO A MINIMUM
The more land that is in vegetative cover, the more surface water will infiltrate into the soil...
LIMIT AREAS OF CLEARING AND GRADING

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized...
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction.

SLOW THE FLOW
Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.

REDUCE ON SITE POTENTIAL INTERNALLY AND INSTALL PERIMETER CONTROLS

- While it may seem less complicated to collect all waters to one point of discharge for treatment and just install a perimeter control, it can be more effective to apply internal controls to many small sub-drainage basins within the site.
- Control erosion and sedimentation in the smallest drainage area possible.
- Direct runoff from small disturbed areas to adjoining undisturbed vegetated areas to reduce the potential for concentrated flows and increase settlement and filtering of sediments.
- Concentrated runoff from development should be safely conveyed to stable outlets using rip rapped channels, waterways, diversions, storm drains or similar measures.
- Determine the need for sediment basins.
- Grade and landscape around buildings and septic systems to divert water away from them.

SEPTIC SYSTEM CONSTRUCTION NOTES

- 1. The building, septic system and well shall be accurately staked in the field by a licensed Land Surveyor in the State of Connecticut, prior to construction.
2. Topsoil shall be removed and in the area of the primary leaching field scarified, prior to placement of septic fill.
- Max. percent of gravel (material between No. 4 & 3 inch sieves) = 45%

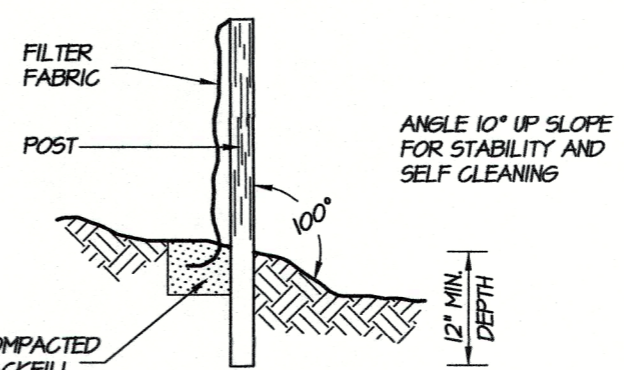
GRADATION OF FILL (MINUS GRAVEL)

Table with 3 columns: SIEVE SIZE (No. 4, No. 10, No. 40, No. 100, No. 200), PERCENT PASSING (WET SIEVE), PERCENT PASSING (DRY SIEVE).

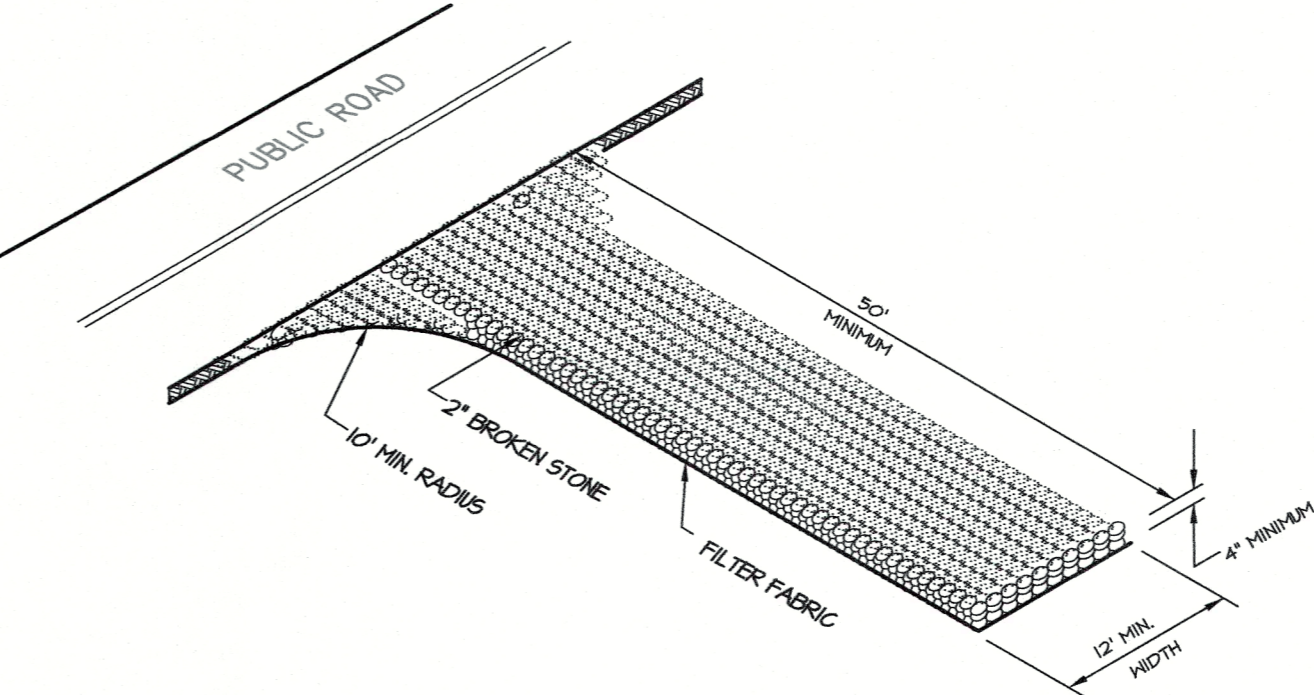
Fill material shall be approved by the sanitarian prior to placement. It shall be compacted in 6" lifts and shall extend a minimum of ten feet (10') beyond the last leaching trench before tapering off.

- 3. Septic tank shall be two compartment precast 1250 gallon tank with gas deflector and outlet filter as manufactured by Jolley Precast, Inc. or equal.
4. Distribution boxes shall be 4 hole precast concrete as manufactured by Jolley Precast, Inc. or equal.
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.

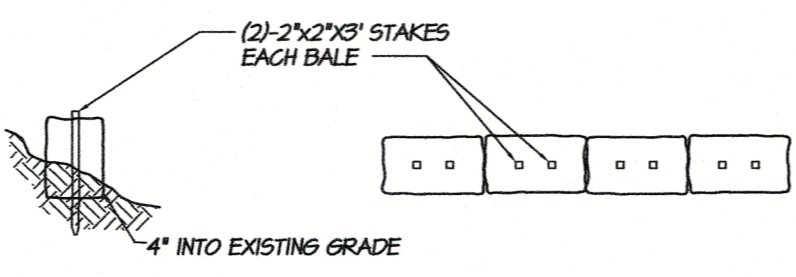
- 6. Solid distribution pipe shall be 4" diameter PVC meeting ASTM D-3034 SDR 35 with compression gasketed joints.
7. Perforated distribution pipe shall be 4" diameter PVC meeting ASTM D-2124 or ASTM D-3350, 1500 lb. minimum crush.
8. Sewer pipe from the foundation wall to the septic tank shall be schedule 40 PVC meeting ASTM D 1185.
9. Force main pressure pipe from pump chamber to the leaching field shall be 2" diameter pvc meeting ASTM D 2241 SDR 21.
10. Solid footing drain outlet pipe shall be 4" Diameter PVC meeting ASTM D 3034, SDR 35 with compression gasketed joints.



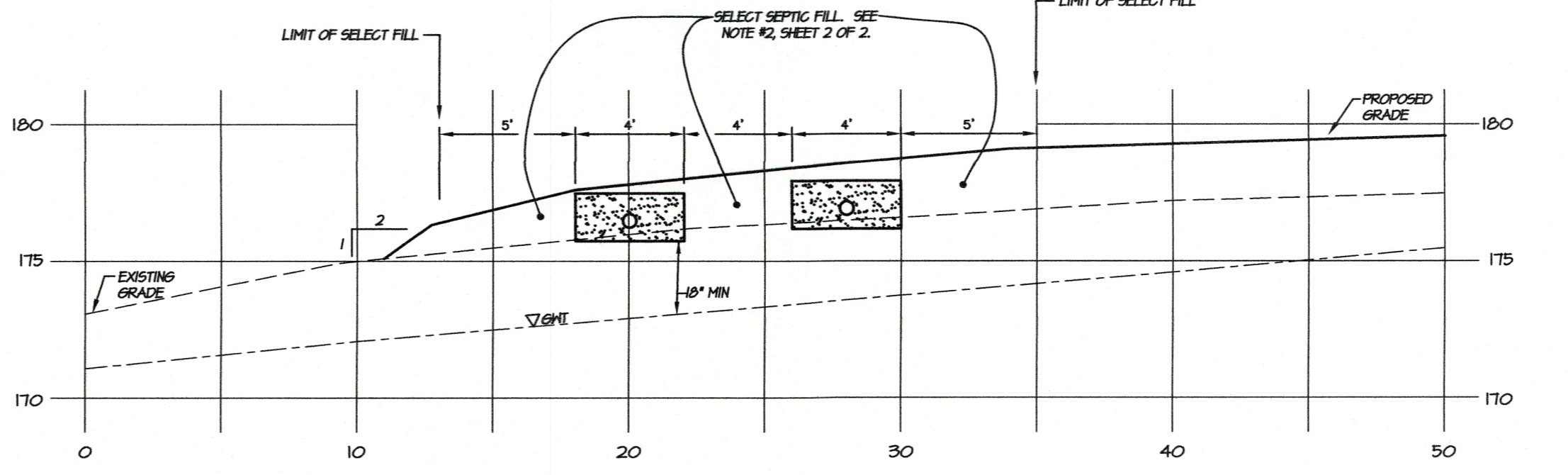
SILT FENCE
NOT TO SCALE



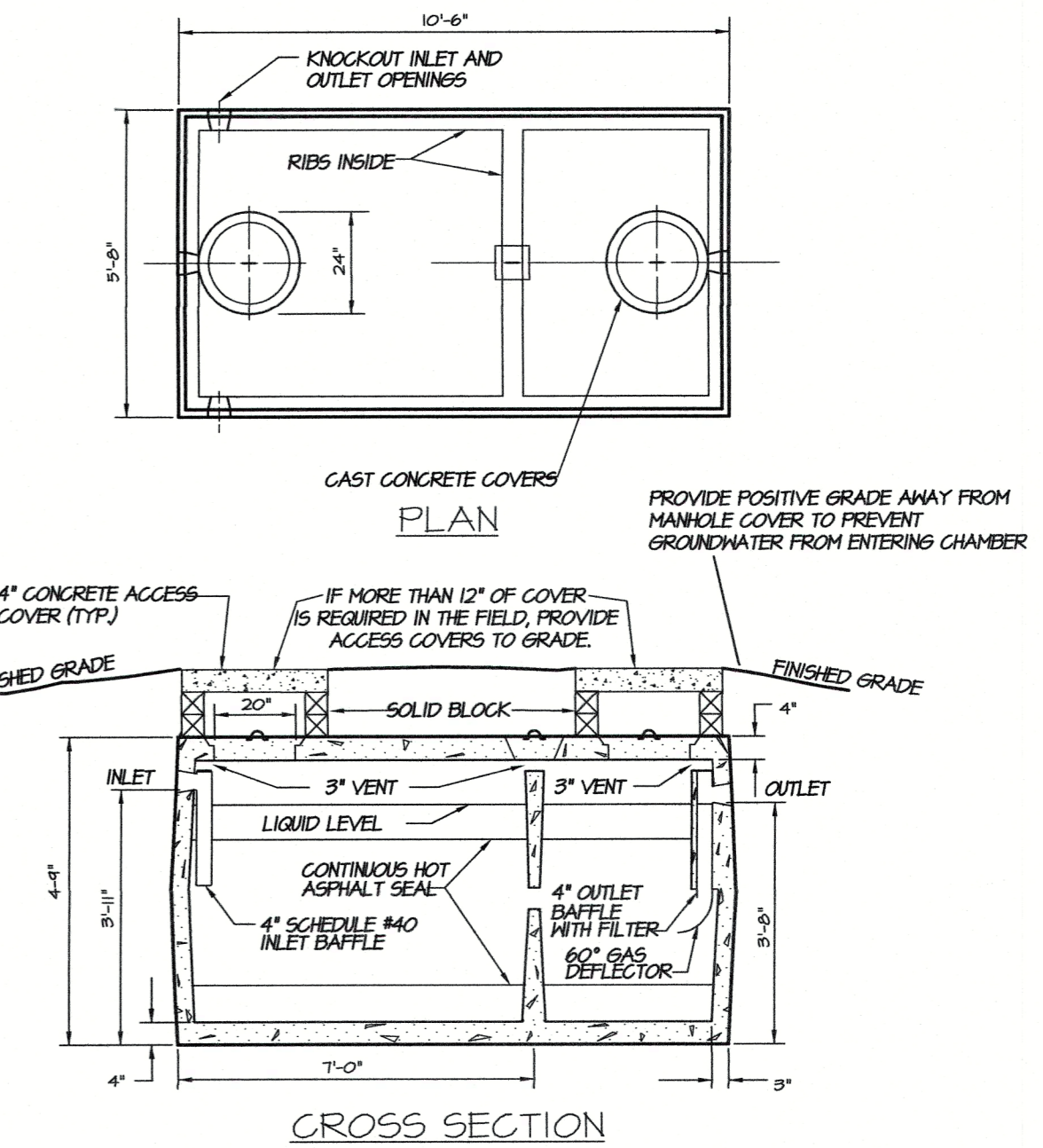
CONSTRUCTION ENTRANCE
NOT TO SCALE



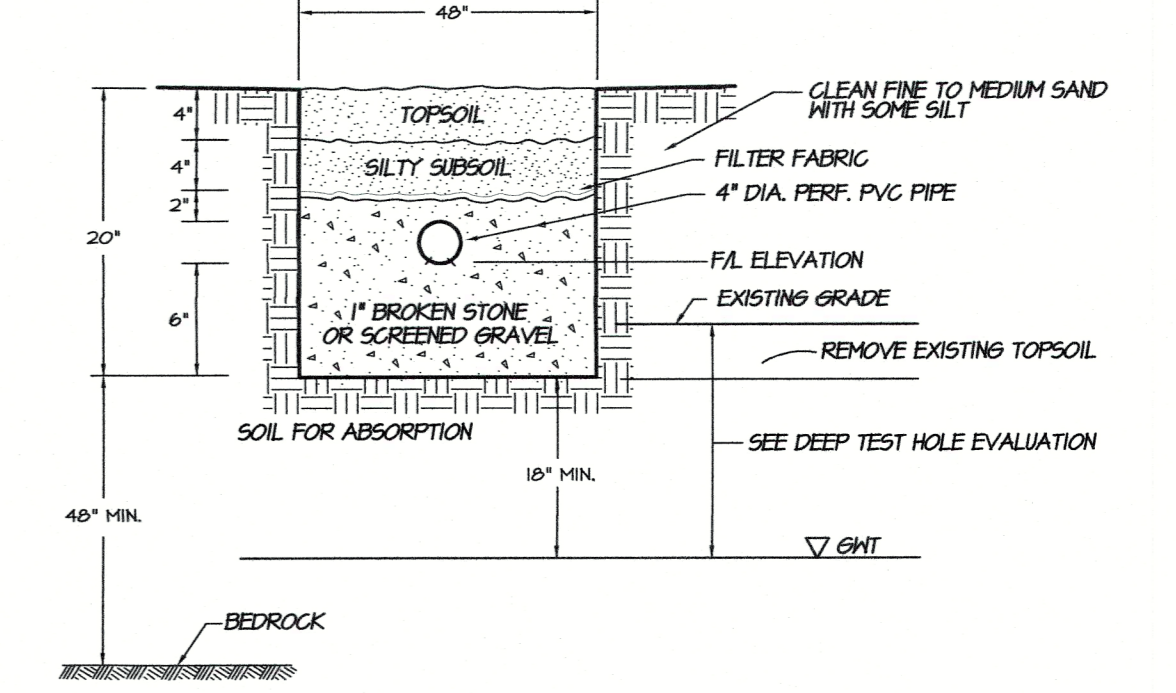
HAYBALE BARRIER
NOT TO SCALE



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



1500 GALLON 2 COMPARTMENT SEPTIC TANK
NOT TO SCALE



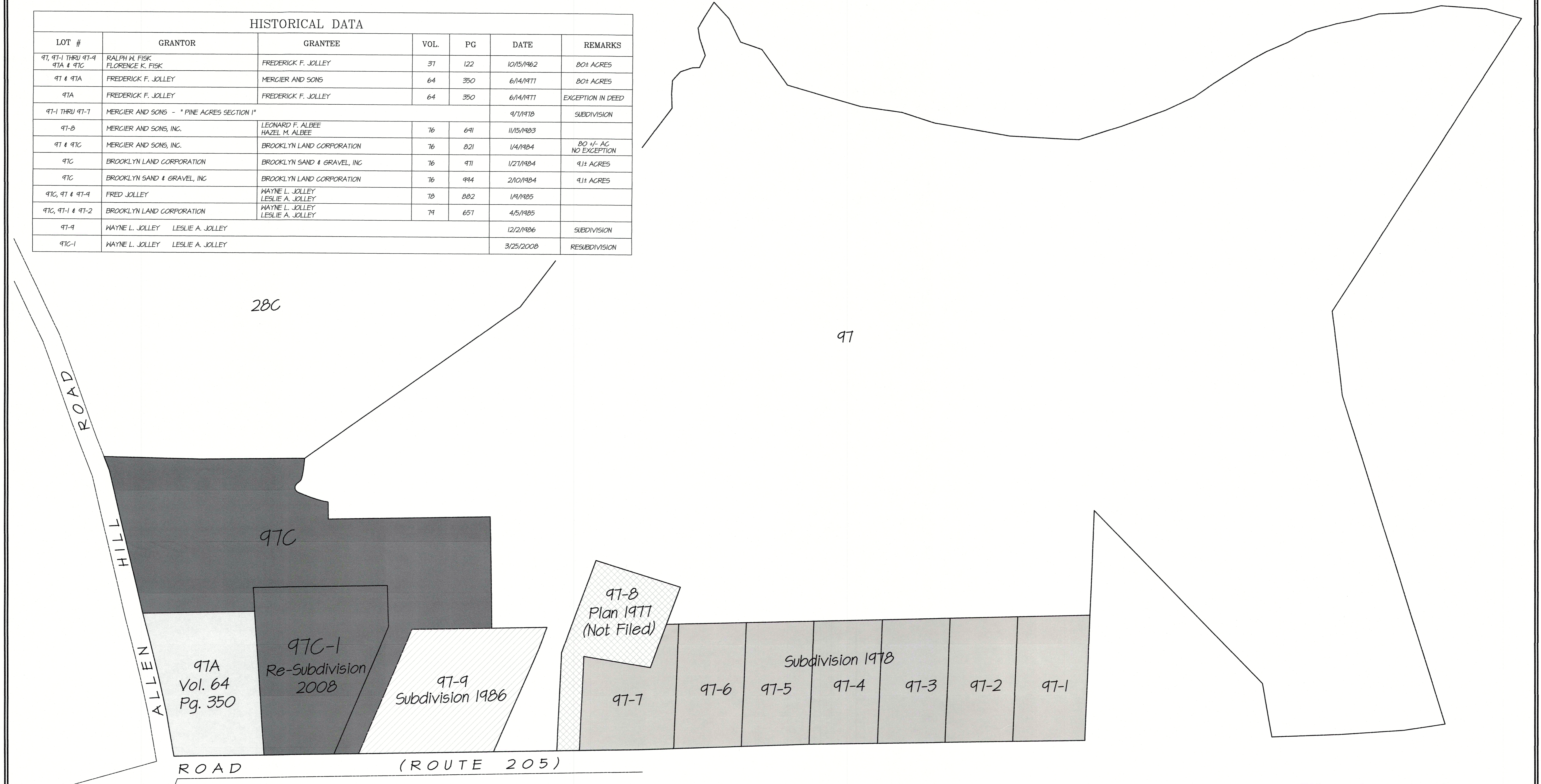
TYPICAL LEACHING TRENCH SECTION
NOT TO SCALE

Site Development Plan
'Detail Sheet'
Prepared For:
Wayne Jollye & Lori Pike
Allen Hill Road
Brooklyn, Connecticut

KWP associates
SURVEYING ~ ENGINEERING ~ SITE PLANNING
18 Providence Road
Brooklyn, CT 06234

ARCHER Surveying LLC
18 Providence Road, Brooklyn, CT
(860) 779-2240

HISTORICAL DATA						
LOT #	GRANTOR	GRANTEE	VOL.	PG	DATE	REMARKS
97, 97-1 THRU 97-9 97A & 97C	RALPH W. FISK FLORENCE K. FISK	FREDERICK F. JOLLEY	37	122	10/15/1962	80± ACRES
97 & 97A	FREDERICK F. JOLLEY	MERCIER AND SONS	64	350	6/14/1977	80± ACRES
97A	FREDERICK F. JOLLEY	FREDERICK F. JOLLEY	64	350	6/14/1977	EXCEPTION IN DEED
97-1 THRU 97-7	MERCIER AND SONS - "PINE ACRES SECTION I"				9/7/1978	SUBDIVISION
97-B	MERCIER AND SONS, INC.	LEONARD F. ALBEE HAZEL M. ALBEE	76	691	11/15/1983	
97 & 97C	MERCIER AND SONS, INC.	BROOKLYN LAND CORPORATION	76	821	1/4/1984	80 ± AC NO EXCEPTION
97C	BROOKLYN LAND CORPORATION	BROOKLYN SAND & GRAVEL, INC	76	971	1/27/1984	9.1± ACRES
97C	BROOKLYN SAND & GRAVEL, INC	BROOKLYN LAND CORPORATION	76	994	2/10/1984	9.1± ACRES
97C, 97 & 97-9	FRED JOLLEY	WAYNE L. JOLLEY LESLIE A. JOLLEY	78	882	1/9/1985	
97C, 97-1 & 97-2	BROOKLYN LAND CORPORATION	WAYNE L. JOLLEY LESLIE A. JOLLEY	79	657	4/5/1985	
97-9	WAYNE L. JOLLEY LESLIE A. JOLLEY				12/2/1986	SUBDIVISION
97C-1	WAYNE L. JOLLEY LESLIE A. JOLLEY				3/25/2008	RESUBDIVISION



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;

- This survey conforms to a Class "D" horizontal accuracy.
- Survey Type: Compilation Plan
- Intent: Parcel History

2. The boundary information on this plan was compiled from other maps, record research or other sources of information. It is not to be construed as having been obtained as the result of a field survey and is subject to such change as an accurate field survey may disclose.

3. The property lines depicted do not present a surveyor's property / boundary opinion.

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

[Signature]
 Paul M. Archer, Conn. L.S. #70013
 12/1/2022

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

KWP associates
 SURVEYING ~ ENGINEERING ~ SITE PLANNING
 18 Providence Road
 Brooklyn, CT 06234

REVISIONS	
DATE	DESCRIPTION

History Plan

Prepared For:
 Wayne Jolley & Lori Pike
 Allen Hill Road
 Brooklyn, Connecticut

DRAWING SCALE: 1"=100'

ARCHER Surveying LLC
 18 Providence Road, Brooklyn, CT
 (860) 779-2240

Sheet No. 5 OF 5 Project No. 2046 Date: November 2, 2022



NORTHEAST DISTRICT DEPARTMENT OF HEALTH

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

December 06, 2022

Lori Pike
PO Box 932
Brooklyn, CT 06234

SUBJECT: FILE #22000150 -- ALLEN HILL ROAD, MAP #31, LOT #97C, BROOKLYN, CT

Dear Lori Pike:

Upon review of the subdivision plan (ARCHER SURVEYING, LLC., PROJ# 2046, PIKE, DRAWN 11/03/2022, REVISED 11/28/2022) submitted to this office on 12/1/2022 for the above referenced Subdivision, The Northeast District Department of Health concurs with the feasibility of this parcel of land for future development. Additionally, approval to construct individual subsurface sewage disposal systems may be granted based on compliance with appropriate regulations and the Technical Standards as they apply to individual building lots with the following notations:

1. Proposed lots are based on 4 bedroom homes at the locations tested. If the number of bedrooms are increased, septic system sizes will require an increase per the Technical Standards.
2. If the proposed septic area is moved, additional testing may be required.
3. Lot 97C-2 (proposed lot) approved.
4. Unable to approve vacant lot left after lot split as there is no soil testing data on Lot# 97C.

Be advised you must receive approval from the appropriate commissions in the Town of Brooklyn prior to construction of these lots.

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.

Should you have any questions, please feel free to contact the sanitarian that reviewed your plan.

Sincerely,

Donovan Moe, EHS
Environmental Health Specialist-NDDH

cc: Town of Brooklyn; Archer Surveying, LLC.

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION



REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 12/27/2022 Check # 28402 Application #ZRC 22-009
Application Fee: \$250 State Fee: \$60 Publication Fee: \$600
Public Hearing Date _____ Commission Action _____ Effective Date cell
Name of Applicant DMP PALMER ASSOCIATES, LLC Phone cell 603-234-5891
Mailing Address 9 OLD DERRY ROAD HUDSON, NH 03051

REQUEST TO AMEND ARTICLE(S) 4.F SECTION(S) 4.F.1 → 4.F.6

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

PARAGRAPH TO CHANGE Several OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

TO ALLOW NOW AGE RESTRICTED RESIDENTIAL APARTMENTS
AT A HIGHER DENSITY AND HIGHER BUILDING HEIGHT. ALLOW
FOR PUBLIC ACCESS TO THE RIVER TRAIL.

REASON FOR REQUEST:

MARKET CONDITIONS ALLOW FOR APARTMENTS TO
BE CONSTRUCTED

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

4.F. MILL MIXED USE DEVELOPMENT ZONE

4.F.1. PURPOSE

The intent of the Mill Mixed Use Development Zone (hereinafter referred to as MMUD Zone) is to provide the opportunity to fully utilize former mill ~~structures and~~ related properties that are part of the Town's landscape, character, and history. They are also places of economic activity and economic opportunity. Recognizing the unique and special characteristics of these ~~mill structures~~ locations the Town has established a special zoning district to ~~protect and~~ maximize their potential. Specifically, this regulation is intended to:

1. Provide maximum flexibility for the development and enhancement of mill properties;
2. Retain the potential for business ~~and industrial~~ development in specified mill locations while permitting ~~age-restricted~~ residential development;
3. Foster a greater opportunity for creative development which encourage a mix of uses (residential ~~and~~, commercial, ~~and industrial~~) within former mill buildings;
4. To enhance business vitality, and provide employment opportunities;
- 4.5. To provide access to the riverfront for the enjoyment of this natural resource;
- 5-6. To enhance and protect the Town tax revenues, and;
- 6-7. To encourage the development of flexible space for small and emerging businesses.

4.F.2. GENERAL REQUIREMENTS

1. All uses shall be served by public water and sewer. The applicant shall submit a written report on the adequacy of the public sewer and water supply system of each proposed building lot and/or use prepared by a Professional Engineer licensed to practice in the State of Connecticut.
2. All developments shall be reviewed for compatibility with the Brooklyn Plan of Conservation and Development and be supportive of the public health, general welfare and safety of the community, including adequate provision of public facilities such as playgrounds, trails and a minimum number of access points on existing roads.
- ~~3. Property shall, at the time application for MMUD Zone designation is made, have a Mill Structure located on site. Properties designated as MMUD Zone shall be sub-dividable. The reconstruction of existing buildings found to be no longer structural sound shall be allowed. Building height and number of stories may be as outlined below in Section~~
- 4.3. The commission may, at its discretion, hire a third-party consultant(s) to aid the Commission in its review. Fees charged will be borne by the applicant in accordance with Section 9.1.5.-
- ~~1. Residential uses are not restricted to the density requirements of 6.E.3.3.c. Active Adult Community. The applicant shall supply the Commission with its Declaration of a Planned Community in Compliance with the Connecticut Common Interest Ownership Act, as may be amended from time to time, when submitting its application. (This note appears to have been misplaced before the table below)~~

4.F

MILL MIXED USE DEVELOPMENT ZONE

4.F.3. PERMITTED PRINCIPAL USES

4.F.3.1. AGRICULTURAL-RELATED USES	
1. Agriculture	No Permit Required
4.F.3.2. RESIDENTIAL-RELATED USES	
1. One (1) single family dwelling per lot.	Special Permit (PZC)
2. One duplex building per lot.	Special Permit (PZC)
3. Multi-family development in accordance with Section 6.E. (with exceptions as noted)	Special Permit (PZC)
4. Elderly Housing Development in accordance with Section 6.F.Error! Reference source not found.	Special Permit (PZC)
5. Active Adult Community.	Special Permit (PZC)
4.F.3.3. BUSINESS-RELATED USES	
1. Offices, Business or Administrative	Special Permit (PZC)
2. Personal Services	Special Permit (PZC)
3. Bank	Special Permit (PZC)
4. Restaurants (except fast food and drive in restaurants)	Special Permit (PZC)
5. Licensed Health Services	Special Permit (PZC)
6. Day Care Center	Special Permit (PZC)
7. Health Club and/or Membership Club	Special Permit (PZC)
8. Museum	Special Permit (PZC)
9. Retail stores (when all merchandise is totally enclosed within a building)	Special Permit (PZC)
10. Laundromat	Special Permit (PZC)
4.F.3.4. MIXED USES	
1. Mixed use development (business and residential uses in separate buildings)	Permit determined by uses
2. Mixed occupancy building(s)	Permit determined by uses
4.F.3.5. INDUSTRIAL-RELATED USES	
Light Industry	Special Permit (PZC)
1. Print Shop	Special Permit (PZC)

4.F.4. PERMITTED ACCESSORY STRUCTURES AND USES

4.F.4.1. ACCESSORY TO A BUSINESS	
1. Off-street parking facilities in accordance with Section 7.B Error! Reference source not found.	Site Plan Review (PZC)
2. Signs in accordance with Section 7.A Error! Reference source not found.	Zoning Permit (Staff)
3. Retail Store when clearly accessory to a Permitted Industrial Use on the same property:	
a. with less than 1,500 SF floor area	Site Plan Review
b.a. with 1,500 SF floor area or more.	Special Permit
4.F.4.2. ACCESSORY TO A DWELLING	
1. Family Day Care Home when accessory to an existing residence.	Site Plan Review (PZC)
2. Group Day Care Home when accessory to an existing residence.	Site Plan Review (PZC)

4.F.5. PERFORMANCE AND COMPATIBILITY STANDARDS

4.F.5.1. COMPATIBILITY

1. All new uses shall demonstrate, to the satisfaction of the Commission, that any such new uses (in addition to meeting the requirements of this section) are compatible with all existing uses and will not negatively impact the general neighborhood.
2. Any new buildings or accessory structures shall relate harmoniously to each other with adequate light, air circulation, separation between buildings and, to the extent practicable, shall be in harmony with the existing district.
3. Buildings or structures that are listed on the National Register of Historic Places shall be converted, constructed, reconstructed, restored or altered to maintain or promote the status of the building or structure on the State or National Register of Historic Places if structurally sound.

4.F.5.2. ACCESS AND TRAFFIC IMPACTS

1. Traffic and safety impacts to the existing and proposed roads shall be minimized.
2. Access shall be provided to the extent feasible through an existing side street or a shared driveway; curb cuts shall be limited.
3. Pedestrian and vehicular traffic shall be separated.
- ~~4. Walkways shall be provided for access to adjacent properties, and between businesses, and to access the riverfront.~~
4. A public access easement or open space dedication to allow pedestrian access to the waterfront and to provide necessary connections to other river trail connections, whether planned or actual, shall be provided.

4.F

MILL MIXED USE DEVELOPMENT ZONE

4.F.5.3. NOISE, ODOR AND DUST ALLOWANCE

1. Uses shall cause no inherent and recurring generated vibration perceptible without instruments at any point between two or more uses or along a property line. Temporary construction is excluded from this restriction.
- ~~2. Heat and glare generated from manufacturing shall be confined to the building structure.~~
- ~~3. Odor, dust, and fumes shall be effectively confined to the premises or so disposed of in accordance with state and federal regulations.~~
- ~~4.2. The Commission at its discretion may limit the hours of operation of any business-related commercial or industrial use.~~
3. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration. Residential buildings to be constructed or rehabilitated shall be designed to filter out noise and vibration through construction employing, but not limited to, such techniques as applying soundproofing material between dwelling units laterally and vertically, and between different uses; employing staggered joists and insulation.
- ~~5.4. Development and uses with the MMUD shall conform to performance standards in accordance with Sec. 7.F~~

4.F.5.4. LIGHTING

1. A lighting plan showing existing and proposed exterior lighting, including building and ground lighting; locations, supports, mounting heights, and orientation of all luminaires and light distribution patterns is required.
2. Parking areas shall be illuminated to provide appropriate visibility and security during hours of darkness.
3. Exterior lighting shall be architecturally integrated with the building style, material and colors.
4. Exterior lighting of the building and site shall be directed downward and designed so that light is not directed off the site, including above the site and the light source is shielded from direct offsite viewing.
5. Fixture mounting height should be appropriate for the project and the setting. Use of low, bollard-type fixtures, three to four (3-4) feet in height is encouraged as pedestrian area lighting. The mounted height of fixtures in smaller parking lots or service areas should not exceed sixteen (16) feet, with lower mounting heights encouraged, particularly where adjacent to residential areas or other sensitive land uses.
6. Raised light pole bases shall be attractively designed and well-detailed to be compatible with the overall project.
7. The use of vandal resistant well lighting is encouraged for lighting monument signs.
8. All parking areas and pedestrian facilities serving non-residential uses and open to the general public shall be provided with illumination during all hours from dusk to dawn that those facilities are open to the general public.

MILL MIXED USE DEVELOPMENT ZONE

4.F.5.5. RESIDENTIAL USE RESTRICTION

1. Residential uses created within the MMUD Zone shall have a note placed on the deed to the parcel notifying potential buyers of the probability of non-residential uses elsewhere on the site. Such note shall state: *“This property is currently part of a Mill Mixed Use Development Zone which allows a variety of non-residential uses within the same district and on the same site.”*

~~2. An Active Adult Community shall fully comply with the provisions of the United States Fair Housing Act, as amended, and Connecticut State Statutes Section 46a-64b, as amended as it pertains to “Housing for older persons.” This included compliance with any and all rules promulgated by the United States Department of Housing and Urban Development, which govern the implementations of such act.~~

~~2. Permanent Occupancy of any Unit is restricted to:~~

~~2.~~

~~c. any person of the age of 55 year or over, and any person approved by the Declarant or the Board, in accordance with the provisions set forth below in this Section (“Age Qualified Person”);~~

~~d.~~

~~e. a husband, wife or companion, over the age of 18 years, residing with the Age Qualified Person;~~

~~f.~~

~~g. children residing with the Age Qualified Person or residing with the husband, wife or companion of the Age Qualified Person, provided the children are over the age of 18 years;~~

~~h.~~

~~i. an individual, over the age of 18 years, residing with and providing physical or economic support to the Age Qualified Person; or~~

~~j.~~

~~k.a. any person who was permitted to and did occupy a Unit with an Age Qualified Person may continue to occupy the Unit after the death of Age Qualified Person.~~

~~NOTE: The Fair Housing Act permits housing intended for persons 55 and older provided that (1) at least 80% of the occupied units are occupied by at least one person who is 55 or older; (2) the Community publishes and adheres to policies demonstrating the intent to be age restricted; and (3) the Community meets certain rules for verifying the age restrictions of the Community. Thus, up to 20% of the Units may be occupied by individuals, all of whom are under 55 years of age.~~

~~3. The proposed development shall be a “Common Interest Ownership Community” as defined in Chapter 828 of the Connecticut General statutes.~~

~~4.~~

~~5.2. The constituent documents of the Common Interest Ownership Community shall contain provisions requiring the Declarant, (which designation includes the Developer, or a successor in interest to the Developer or any other party holding development rights), in connection with the initial sale of Units, and the Association, as to all subsequent sale of Units, to enforce the Declaration which shall incorporate the Ownership and Occupancy Standards of the Zoning Regulations so that at all times the Common Interest Community will qualify for the 55 or over housing for older persons exemption under The Fair Housing Act. Permanent occupancy of any Unit shall not be permitted or allowed to continue if such occupancy violates the provisions of the Declaration or the Zoning Regulations or results in the loss of the Common Interest Community’s 55 or over housing for older person’s exemption under the Fair Housing Act. At the closing of title of each unit being sold by Declarant, the purchaser of said Unit will be required to sign a certification or declaration to be used to insure that the Common Interest Community will qualify for the exemption under The Fair Housing Act and to insure that said purchaser is in compliance with the age~~

MILL MIXED USE DEVELOPMENT ZONE

restrictions set forth herein. Persons may not transfer, sell, gift, lease, assign, grant, buy, rent or occupy any Unit, except for the sale of the Unit by Declarant, until such person receives the approval of the Board in accordance with the provisions of the Declaration.

6.3. ~~Apartment and condominium units~~ Dwelling units shall be permitted in existing and new structures, ~~and~~ density shall ~~be~~ consist of the number of units containing not less than ~~six~~eight-hundred (~~600~~800) square feet of livable space that can be created within the existing and new structures based on state building and health codes. Residential density for new construction ~~shall will~~ be limited ~~to one dwelling per 4,000 sq ft of the total lot area.~~ to one dwelling per 10,000 sq. ft.

7.4. ~~For any development it shall be a condition precedent that at least 15% of the total project cost shall be allocated to improvements to the existing mill structure. This minimum shall be determined by the commission based upon cost estimates submitted by a duly licensed engineer or architect. This requirement is based upon the importance—historical, cultural, economic and aesthetic, in maintaining and rehabilitating these mill structures. This requirement may be met by either actual mill structure construction prior to the issuance of residential building permits outside of the mill structure or by surety acceptable to the town, together with an acceptable concept plan and timeline for completion of mill improvements.~~

4.F.5.6. BUFFERS, DENSITY, AND HEIGHT

1. Where a MMUD Zone abuts a single family residentially zoned property, a buffer strip of ~~seventy five~~ fifty (50) feet shall be required for any new non-residential development and shall not be changed by action of the ZBA. Such buffer shall be planted with year-round screening vegetation adequate to buffer the view from the residential zone. Preservation of existing trees and vegetation is preferred where they provide desired screening.
2. ~~Where the MMUD Zone abuts a residentially zoned property, a buffer strip equal to the abutting setback requirements shall be required for any new residential development and said limitation shall not be changed by action of the ZBA.~~
3. To reduce the bulk and area of buildings and pavement relative to the overall size of the development; and to provide landscaped areas for visual and sound buffers, increased groundwater recharge and reduced storm water runoff, the total area of any MMUD Zone that may be covered by buildings and paved surfaces shall not exceed fifty (50) percent coverage and shall not be changed by action of the ZBA. The Commission may allow by Special Permit an increase to a maximum of sixty (60) percent impervious coverage when the Commission finds that one or more of the following benefits of the development outweigh the impacts of the increased impervious coverage:
 - a. The use of grass/pavement block systems or similar treatment reduces storm water runoff; and/or
 - b. The development achieves an overall benefit to the community such as elimination of blight conditions, preservation of historic structures, closure of excessive curb cuts, provision of inter-parcel access or service roads or similar benefit.
4. Maximum Building heights shall be as follows and are not subject to action by the ZBA:
 - a. Residential ~~— sixty five (65)~~ thirty five (35) feet
 - b. Commercial ~~— sixty (65)~~ forty (35) feet

MILL MIXED USE DEVELOPMENT ZONE

c. ~~Industrial—thirty five (35) feet~~

5. For existing and reconstructed mill structures:

a. Telecommunication facilities, water tanks, solar collection systems, similar structures and necessary mechanical appurtenances may be erected on an existing mill structure to a height no more than 10 feet greater than the existing mill structures within the MMUD Zone provided that no such exception shall cover at any level more than twenty-five percent (25%) of the area of the roof on which any one or more of the above are located, except for a solar collection system which may cover more than twenty-five percent (25%) of the area of the roof on which the solar collection system is located if the architectural design and layout is compatible with that of the structure to which it is affixed and generally in keeping with the character of the neighborhood in which any one or more of the above is to be situated; and provided further that no such exception shall be used for residential, commercial or industrial purposes other than such as may be incidental to the permitted use(s) of the main structure.

b. Roof structures and/or roof lines may be integrated together where more than one roof line or roof style is present to which telecommunication facilities, water tanks, solar collection systems, similar structures or mechanical appurtenances is affixed and generally in keeping with the character of the neighborhood in which the above is to be situated; and provided further that no such exception shall be used for residential, commercial or industrial purposes other than such as may be incidental to the permitted use(s) of the main structure.

6. The height limitations of these Regulations for new construction shall not apply to chimneys, gables, cupolas, spires, water towers, flag poles, transmission towers and cables, radio or television antennas or towers or telecommunication service facilities provided that the telecommunication facility, and its antenna(s) or associated equipment does not extend more than five (10) feet above the highest point of the building or structure to which it is attached.

4.F.5.7. OUTDOOR STORAGE AND SALES DISPLAY

Except as specified below, outdoor storage or display of goods shall be enclosed within permanent walls or fences integrated into the design of the building.

- a. Storage or display racks and goods thereon shall not exceed the height of screening walls or fences.
- b. Goods shall not be displayed in landscaped areas, on exterior walls, or in parking lots.
- c. No vending machines shall be allowed outside of any buildings.
- d. All materials, supplies and equipment shall be stored in accordance with Fire Prevention Standards of the National Board of Fire underwriters and shall be screened from view from public ways and abutting properties.

4.F.5.8. WASTE DISPOSAL

- 1. Garbage or recycling dumpsters/compactors shall have doors or lids that shall remain closed when not being loaded or unloaded and shall be contained in masonry enclosures supplemented with landscaping
- 2. No delivery, loading, trash removal, compaction or other similar operations shall be permitted between the hours of 8:00 p.m. and 6:00 a.m.

4.F.5.9. SIGNS

1. Signs shall conform to the Brooklyn Zoning Regulations Section 7 and Section 7.A.3.2 (Signs Permitted in the Village Center Zone) for each use on the site.

4.F.5.10. LANDSCAPING REQUIREMENTS

1. Existing trees shall be maintained as practicable and any new trees shall be carefully selected and located where they will complement the building elevation and shall not block all any retail storefront signage from view.
2. Screening of mechanical equipment, trash, and loading areas shall be provided through the use of walls, fences, and/or dense, evergreen plant materials.
3. Landscaping and screening plant materials shall not encroach on the public walkways or roadways in a way that impedes pedestrian or vehicular traffic.
4. All new plant materials shall be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within three years of planting.
5. All proposed shrubs except accent, color or ground cover planting shall be a minimum of 5 gallon size. Shrubs and ground cover plants shall be spaced close enough together to ensure an attractive and mature planting effect.
6. Energy conservation within structures shall be addressed by recognizing the sun exposure on the site and providing or maintaining appropriate tree species (deciduous trees on the southern exposure, coniferous and broadleaf evergreen trees along the eastern and western exposures, and evergreens along the northern exposure.)
7. Tree species, when additional trees are proposed, should be selected with root growth habits that will not cause damage to sidewalks, or such tree species should be sited away from such hardscape areas.
8. Landscaping plans shall show all obstructions such as street lights, meters, back-flow devices, utility covers, transformers, and similar objects which may affect plant placement and installation limitations.
9. When constructing new landscape planting areas on surfaces which were previously covered by pavement or structures, all existing asphalt, base rock or other deleterious material shall be removed to the depth of the native soil and clean soil shall be used to backfill the planting area.
10. All exposed dirt areas shall be covered with bark or mulch or other weed control measures included as part of final landscape
11. Street tree placement shall include consideration for vehicle line of sight, entrance and exit curb cuts, street light and traffic control devices, and other site specific conditions as part of design review process.

MILL MIXED USE DEVELOPMENT ZONE

4.F.5.11. PARKING AND LOADING AREAS

Parking shall conform to Section 7.B, unless excepted below, and additionally shall meet the following standards:

- a. Parking lots shall provide well defined routes for vehicles, delivery trucks, and pedestrians.
- b. Loading areas visible from a public street or adjacent property shall be screened with masonry walls supplemented by landscaping.
- c. To the maximum extent feasible, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of parking aisles, and the location and pattern of primary driveways, and to provide pedestrian walkways where appropriate.
- d. Parking areas shall be screened from adjacent residential uses, streets, and walkways using trees and shrubs adapted to the region, of specimen quality conforming to the American Standard for Nursery Stock, American Standards Institute, Inc., 230 Southern Building, Washington, DC 20005, and shall be planted according to accepted horticultural standards. Berms may be used for screening along the street in conjunction with plant materials.
- e. Where a mix of uses creates staggered peak periods of parking demand, shared parking calculations shall be submitted to reduce total required parking. A reserve area for future development shall be provided on the Site Plan.
- f. The use of porous pavement and/or perforated brick or block shall be used to the extent feasible to increase on-site water retention for plant material, groundwater supplies, and to reduce problems associated with runoff.
- g. Within the Town’s right-of-way all curbing shall be constructed of concrete. However, the Town Engineer may waive this requirement, when in his/her opinion the use of concrete curbing is not necessary.
- h. Parking for residential use shall be 1.5 spaces per unit, with an areas reserved for an additional 0.5 spaces per unit. All aspects of the reserved area, including stormwater management shall be designed and included with the proposed site plan to be approved.

4.F.6. APPLICATIONS AND PERMIT PROCEDURES

~~1. Before an application is made, it is suggested that the applicant become familiar with the regulations contained in this section as well as those contained in Section 9.C (Site Plan Requirements and Procedures) and with Section 9.D (Special Permit Requirements) of these Regulations and consult with the Planning and Zoning Commission and/or planning department office for other regulations to consider and for any clarifications.~~

~~shall proceed through Site Plan review in accordance with Section 9.C (Site Plan Requirements and Procedures) or Special Permit review in accordance with Section 9.D (Special Permit Requirements) of these Regulations~~

~~2.~~

~~shall proceed through Site Plan review in accordance with Section 9.C (Site Plan Requirements and Procedures) or Special Permit review in accordance with Section 9.D (Special Permit Requirements) of these Regulations~~

4.F.7.4.F.6. MMUD ZONE SPECIAL PERMIT APPLICATION

1. A Special Permit application in conformance with Section 9.D, which includes submission of a Site Plan as outlined in Section 9.C, is required for each proposed use. ~~The Special Permit application is also subject to the following General Requirements—Conformance with Section 5.H.5—Performance and Compatibility Standards.~~
 - a. Pre-Application Concept Plan. The Commission recommends that, prior to the submission of an official application the applicant prepares and presents a conceptual plan for informal review per Section 9.B.
 - b. Elements of Pre-Application Concept Plan. The Concept Plan shall be pre-pared by an engineer, architect, or landscape architect, and shall include:
 - i. Drawings at a scale of 1" = 100'.
 - ii. Existing topography, with two (2) foot contours, to show the general gradient of the site, existing structures, existing roads and rights-of-way, major topographic features (including wooded and open areas, ledge or outcroppings), inland wetlands, watercourses and flood plain.
 - iii. The land uses and zoning within 300 feet of the site.
 - iv. Boundary description of the district within it.
 - v. Names of all abutting property owners.
 - vi. The location of all proposed roadways, parking areas, setbacks, rail lines, easements, land use areas, open space areas, and access locations from connecting roads and driveways within the site to the existing public road system.
 - vii. The site shall be divided into general land use areas, identified as one or more of the specially permitted uses (e.g. retail, restaurant, office, research lab, etc.).
 - viii. Proposed building footprints and location of parking areas.
 - ix. Letters from the public water company and the Water Pollution Control Authority stating how service is to be provided to the proposed land uses.
2. Changes to an approved Special Permit Site Plan are to be approved by the Commission.

Margaret's Report 12/29/2022

Zoning Permits issued:

361 Day Street – Jeffrey Weaver. New single-family dwelling with attached garage and front porch.

8 Wauregan Road – A. Kausch & Sons. In the VC Zone: Remove and replace flat roof and shingles facade. New shingles will be black.

404 South Street – Matthew Ploof. Change of use in a non-residential building.

119 Day Street – CNG Holdings. New single-family dwelling with attached garage.

339 Day Street – Steven H. Johnson. After-the-fact zoning permit for new 8' x 18' shed on a gravel base.

57 Lasalette Drive – Craig Dunlop. Attached Accessory Dwelling Unit with covered porch. The Special Permit has been recorded.

57 Lasalette Drive – Craig Dunlop. Detached garage with no living quarters and no toilet facilities. The Special Permit has been recorded.

22 River Farm Drive – Anthony Pellachia. New 22' x 26' addition to existing garage.

26 Appell Road – Brian Nolan. New 8' x 8' chicken coop & 10' x 20' run-in shed for sheep.

72 Fairway Drive – Kristen and James Elliott. New 30' long rear porch with roof. Total size is 394 square feet.

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

Final Certificates of Zoning Compliance issued:

Home Office Permits Issued: None.

Sign Permits issued:

TOWN OF BROOKLYN

P&Z Budget FY23

From Date: 7/1/2022

To Date: 12/31/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	\$4,200.00	\$1,750.00	\$1,750.00	\$2,450.00	\$2,450.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Services	\$10,000.00	\$458.25	\$458.25	\$9,541.75	\$0.00	\$9,541.75	95.42%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$110.00	\$0.00	\$0.00	\$110.00	\$0.00	\$110.00	100.00%
1005.41.4153.53220	Planning & Zoning-In Service Training	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Professional Services	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55800	Planning & Zoning-Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Grand Total:		\$17,810.00	\$2,208.25	\$2,208.25	\$15,601.75	\$2,450.00	\$13,151.75	73.84%

End of Report

TOWN OF BROOKLYN

Revenue Report

From Date: 7/1/2022

To Date: 12/31/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$7,000.00)	(\$6,621.00)	(\$6,621.00)	(\$379.00)	\$0.00	(\$379.00)	5.41%
Grand Total:		(\$7,000.00)	(\$6,621.00)	(\$6,621.00)	(\$379.00)	\$0.00	(\$379.00)	5.41%

End of Report

Procedure for Election of Officers

- 1) Open nominations for Chair position, move to nominate, second, move to close nominations.
- 2) Open nominations for Vice Chair position, move to nominate, second, move to close nominations.
- 3) Vote on Chair, Vote on Vice Chair (or vote on slate).

ZRC 22-008: Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development.

- Tonight, you are holding the public hearing on this proposed zone change. If you close the public hearing, you may take action or continue to discuss.

Sample motion to approve

Move to approve the proposal to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

Sample motion to deny – To eliminate confusion, I have not included a motion to deny. If you are not in favor, simply vote “nay” to the preceding motion. Because all reasons for this decision must be documented, you will be asked to state your reasons for voting nay. (Ex. I do not believe the changes will aid in the protection of public health, safety, welfare, and property values and are not consistent with the Plan of Conservation and Development nor with the intent of the Zoning Regulations.)

ZRC 22-007: Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4, Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping, Applicant: Little Dipper Farm.

There is a new version of the draft proposal dated 1/3/2023. This includes changes discussed at the last meeting. You may continue to make changes if the topic was discussed during the public hearing.

You must consider the factors below in making your decision. You may consider public comments, but you do not have to vote based on public opinion. When it comes to changing the Zoning Regulations, you are the experts!

Below is some guidance on zoning regulation changes (i.e. text amendments):

1. In making its decision the Commission shall:
 - a. consider whether the text amendment will be in accordance with a comprehensive plan (the overall scheme of the zoning map and these Regulations), and
 - b. take into consideration the Plan of Conservation and Development, prepared pursuant to CGS Section 8-23.
2. Before approving any Text Amendment application, the Commission shall determine that the proposed regulation change will aid in:
 - a. protecting the public health, safety, welfare, or property values, and
 - b. attaining the purposes of these Regulations.
3. In accordance with CGS Section 8-3(b), such text change(s) shall be established, changed or repealed only by a majority vote of all the members of the Commission (5 of 8).
4. Whenever the Commission acts upon a Text Amendment application, it shall state upon the record the reason(s) for its decision.
5. In accordance with CGS Section 8-3a(a), the Commission shall state on the record its findings on consistency of a proposed zoning regulation or text change with the Plan of Conservation and Development, as may be amended.

Sample motion to approve

Move to approve the proposal to allow Glamping as a Special Permit Use in the RA Zone with specific standards, including revisions to Section 2.B-Definitions and Section 3.C.2.4.-Permitted Uses in the RA Zone and the addition of Section 6.T-Standards for Glamping to the Zoning Regulations with the finding that the changes will aid in the protection of public health, safety, welfare, and property values and are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations. The regulations shall become effective 15 days from the date of publication.

Sample motion to deny – To eliminate confusion, I have not included a motion to deny. If you are not in favor, simply vote “nay” to the preceding motion. Because all reasons for this decision must be documented, you will be asked to state your reasons for voting nay. (Ex. I do not believe the changes will aid in the protection of public health, safety, welfare, and property values and are not consistent with the Plan of Conservation and Development nor with the intent of the Zoning Regulations.)

SD 22-003: Two-lot Subdivision including 26 acres at 430 Allen Hill Road (Map 32, Lot 128), Applicant: Naomi Regis.**Sample Motion**

Move to approve the application SD 22-003 : Two-lot Subdivision, Applicant: Naomi Regis, 26 acres at 430 Allen Hill Road (Map 32, Lot 128) in the RA Zone, creating two residential building lots in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

- 1) Prior to endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:
 - a. The approval and/or review letters from the Inland Wetlands and Watercourses Commission, the Northeast District Department of Health, and the Planning and Zoning Commission shall be added to the Final Subdivision Plan(s).
 - b. All boundary pins and monuments shall be set and field verified by the surveyor.
- 2) At the time of sale of a building lot:
 - a. At the time of sale of the building lot qualifying for an open space dedication, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$7,000 in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. An open space lien may be placed on the building lots to ensure that the fee-in-lieu of open space is paid at the time of sale.

- 3) Prior to the issuance of a Zoning Permit on any lot:
 - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
 - b. Prior to any lots being developed, driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer. Any cutting of trees greater than 30” d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
 - c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
 - d. Stonewalls that have been modified by development activities must be repaired or rebuilt prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

SD 22-004: One lot Resubdivision including 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C), Applicant: Wayne Jolley/Lori Pike.

Move to schedule the public hearing for SD 22-004: One lot Resubdivision including 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C), Applicant: Wayne Jolley/Lori Pike for the regular meeting of the Planning and Zoning Commission to be held on March 1, 2023 at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

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

Move to schedule the public hearing for ZRC 22-009: Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates for the regular meeting of the Planning and Zoning Commission to be held on March 1, 2023 at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.