

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Meeting Agenda  
Wednesday, November 1, 2023 6:30 p.m.**

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

<b>MEETING LOCATION:</b>	
<b>Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT</b>	
Click link below: <a href="https://us06web.zoom.us/j/87925438541">https://us06web.zoom.us/j/87925438541</a>	or Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> 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. Adoption of Minutes:** Meeting October 17, 2023
- V. Public Commentary**
- VI. Unfinished Business:**
  - a. Reading of Legal Notices:**
  - b. Continued Public Hearings: None.**
  - c. New Public Hearings: None.**
  - d. Other Unfinished Business:**
    - 1. **SPR 23-006:** Site Plan Review (pending determination) for a 25'x25' building addition at 512 Providence Road, Applicant: Vachon Brooklyn, LLC.
    - 2. **SP 22-007mod:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application) **\*awaiting Nov. 21 public hearing\***
- VII. New Business:**
  - a. Applications:**
    - 1. **SPR 23-007:** Site Plan Review for ground mounted solar panels at 179 Tripp Hollow Road, Applicant: Freedom Forever, Owner: Ann Nurse.
    - 2. **SD 23-001mod:** Request for modification of fee-in-lieu of open space for two-lot subdivision including 3 acres on Day Street (Map 43/Lot 6), Applicant: Jeff Weaver.
  - b. Other New Business:**
    - 1. Discussion regarding potential shift to digital information sharing from paper meeting packets, etc.
- VIII. Reports of Officers and Committees**
  - a. Staff Reports
  - b. Budget Update
  - c. Correspondence
  - d. Chairman's Report
  - e. Commissioner Training Updates
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
Tuesday, October 17, 2023 6:30 p.m.**

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

<b>MEETING LOCATION:</b> Clifford B. Green Memorial Center, 69 South Main Street, Brooklyn, CT	
Click link below: <a href="https://us06web.zoom.us/j/84765564828">https://us06web.zoom.us/j/84765564828</a>	or Go to <a href="https://www.zoom.us/join">https://www.zoom.us/join</a> 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 6:30 p.m.

**Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Seth Pember, John Haefele, Lisa Herring. (all present in person).

Gil Maiato was absent with notice.

Brian Simmons and Karl Avanecean were absent.

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

**Also Present in Person:** Norm Thibeault; Killingly Engineering Associates.

There were three additional people seated in the audience.

**Present via Zoom:** Sharon Hawes.

**II. Seating of Alternates** – None.

**III. Adoption of Minutes:** Meeting October 4, 2023

Motion was made by J. Haefele to approve the Minutes of the Meeting of October 4, 2023, as presented.

Second by C. Kelleher. No discussion.

Motion carried unanimously by voice vote (6-0-0).

**IV. Public Commentary** – None.

**V. Unfinished Business:**

a. **Reading of Legal Notices:**

J. Roberson read aloud the Legal Notice for ZRC 23-006.

b. **Continued Public Hearings:** None.

c. **New Public Hearings:**

1. **ZRC 23-006:** Modification to Appendix 10.D: Floodplain Management Regulations of the Floodplain Overlay Zone/ (FEMA/NFIP), Applicant: PZC

J. Roberson gave an overview:

- A technical problem was found with the language of the Floodplain Management Regulations. She explained that text in Section 3.2 was missing which is the basis for establishing the flood hazard areas. It was

an accidental oversight. She explained that paragraphs were added to the first draft that the Commission had adopted in August, tying the Regulation to the Maps (provided in packets to Commission Members). Ms. Roberson stated that the language has been reviewed by two other people and it is in accordance with FEMA's Floodplain Management requirements.

- FEMA granted an extension so that the entire Town of Brooklyn wasn't eliminated from the Flood Insurance Program, which would have had serious impacts on the Community.

There were no comments or questions from the Commission or from the public.

Motion was made by A. Fitzgerald to close the public hearing for ZRC 23-006: Modification to Appendix 10.D: Floodplain Management Regulations of the Floodplain Overlay Zone/ (FEMA/NFIP), Applicant: PZC.

Second by S. Pember. No discussion.

Motion carried unanimously by voice vote (6-0-0).

**d. Other Unfinished Business:**

1. **ZRC 23-006:** Modification to Appendix 10.D: Floodplain Management Regulations of the Floodplain Overlay Zone/ (FEMA/NFIP), Applicant: PZC.

Motion was made by C. Kelleher to approve the changes to the Zoning Regulations with the finding that the changes will aid in the protection of public health, safety, welfare, and property values; are consistent with the Plan of Conservation and Development and the intent of the Zoning Regulations; and are consistent with the requirements of the National Flood Insurance Program. These changes will become effective immediately.

Second by J. Haefele. No discussion.

Motion carried unanimously by voice vote (6-0-0).

**VI. New Business:**

**a. Applications:**

1. **SPR 23-006:** Site Plan Review (pending determination) for a 25'x25' building addition at 512 Providence Road, Applicant: Vachon Brooklyn, LLC.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant and gave an overview (plans were displayed as discussed):

- Work (in the back of the existing building) was started pre-emptively which he had heard about a couple months ago from ZEO, Margaret Washburn. Mr. Thibeault explained that a parking expansion had been approved before COVID hit, but wasn't built due to not having vehicles to park in it. Ms. Washburn was concerned about whether the work was being done in the regulated area of wetlands. Mr. Thibeault informed her that it was not. Ms. Roberson informed Mr. Thibeault that it would be a modification of the special permit. Mr. Thibeault further explained that Joe Simon, Vachon General Manager, contacted him to take a look at the work that had been done and upon reviewing plans that the architect had provided to him and comparing that to the work performed, there was nothing similar except for the footprint. Mr. Simon was upset about the situation and Mr. Thibeault called the Building Official who informed him that no building permit had been issued for the work. Apparently, Vachon assumed that the contractor that they hired would get the building permit.

- Mr. Thibeault asked that the Commission consider a site plan review rather than the special permit process. He explained that it is a very minor modification to be used for detailing/washing vehicles.
- There would be a floor drain within the building.
- Oil/water separator and connection to sanitary sewer are right outside the edge of the building.
- No plumbing work has been done yet.
- The frost wall has been poured. They framed it and put a roof on it. It is not complete or close to it. Mr. Thibeault stated that he spoke with Mr. Simon earlier in the day and Mr. Simon wants it ripped out and to start from scratch because nothing about it is what they wanted. Nothing looks like the plans that they had designed. It was not inspected.

Mr. Pember explained his feeling that it may be a good idea to have a public hearing.

Ms. Roberson stated that she had received an email earlier in the day from Mr. Thibeault which states that the intention is to connect to the sewer and it is possible. Mr. Thibeault stated agreement and indicated the location of the pipe. He said that there is already an oil/water separator there.

Ms. Sigfridson noted that the plan shows the building as 26' x 26'. Mr. Thibeault explained that they went and measured and it was 26' x 26'.

Ms. Kelleher commented about the Ordinance that deals with this type of situation, under which, there would be a modest fine. There was discussion regarding how contractors are not held accountable. There was discussion about the timeline and Mr. Thibeault stated that Ms. Washburn had issued a Cease & Desist. Discussion continued.

Ms. Sigfridson expressed agreement with Ms. Kelleher about the Ordinance. She asked if there were any objections.

Mr. Fitzgerald asked if the dumpsters should be screened. Mr. Thibeault stated, "absolutely." Mr. Fitzgerald feels that the site plan is not complete. Mr. Thibeault explained that it is showing what is out there. Ms. Roberson explained that there is a propane tank, dumpsters, tire enclosure, roll-off dumpster which have been there for at least ten years. Ms. Roberson explained that if the PZC grants the exception to the special permit, it would be a site plan review and the Commission could require screening. There was discussion regarding the previously approved site plan review for which, the dumpsters were to be removed. Ms. Roberson stated that the work has started because there was some clearing for the wetlands crossing that had been approved.

Ms. Sigfridson questioned whether the Commission could ask if the dumpsters either be removed or screened. Discussion continued.

Mr. Fitzgerald and Mr. Haeefele feel that the parking lot expansion plan should include this proposed change. Ms. Roberson read aloud from a Section of the Regulations regarding things that should be screened from public view. Discussion continued.

At this time (7:35 p.m.), it was discovered that online participants were not able to hear the meeting. Ms. Roberson fixed the problem and explained what had been discussed, so far, on this application.

Ms. Roberson explained that this case would be a modification of a special permit use – an expansion. She feels that the Commission should do a full site plan review which is supported by the Zoning Regulations.

Mr. Thibeault offered to come back showing this addition on the previously approved site plan including some screening. He will have to review regarding the dumpsters because he did not remember. There was discussion regarding the demolition of the partially-built building. Ms. Roberson will relay information to Ms. Washburn.

The Commission will wait to act on the waiver request.

Motion was made by J. Haefele to table **SPR 23-006**: Site Plan Review (pending determination) for a 25'x25' building addition at 512 Providence Road, Applicant: Vachon Brooklyn, LLC, to the next meeting of the Planning and Zoning Commission to be held on November 1, 2023 at 6:30 p.m. at the Clifford B. Green Community Center, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by L. Herring. No discussion.

Motion carried unanimously by voice vote (6-0-0).

2. **SP 22-007mod**: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. (a modification of the previous application)

Ms. Roberson explained that the revised agenda for this meeting, provided to Commission Members and on the website, contains the full, revised plan set which has significant changes on it. They are moving the parking area to the north of the existing barn. They would like to preserve the view of the property from the road.

Ms. Roberson explained that the Application will be heard by the IWWC first and that they will be referring it to the Regional Engineer.

Motion was made by S. Pember to schedule the public hearing for SP 22-007mod: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher for the regular meeting of the Planning and Zoning Commission to be held on November 21, 2023 at 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by L. Herring. No discussion.

Motion carried unanimously by voice vote (6-0-0).

**b. Other New Business:**

1. Discussion of potential subdivision on Old Tatnic Hill Road.

Ms. Roberson displayed the Google Earth Tax Map of the previously approved subdivision for comparison purposes.

Norm Thibeault, Killingly Engineering Associates, represented the Owner and gave an overview of the two conceptual options (plans were displayed as discussed):

- He asked for the Commission's guidance as to the more appropriate approach: conventional subdivision (they would request fee-in-lieu of open space) vs. conservation subdivision (14.7 acres of open space at the rear of the property).
- He said that he would come back with a full set of plans based on the Commission's recommendation.

There was discussion. Ms. Sigfridson stated that she is in favor of conservation subdivision because there is less forest fragmentation. Ms. Roberson explained about the different approaches. Mr. Pember expressed that he is in favor of

conservation subdivision. There was discussion regarding Ms. Herring’s concern about too many houses being visible from the road as she would like the rural character of the Town to be protected. Ms. Herring stated that she is not saying that she is opposed to either way. Ms. Roberson explained about “*Rural by Design.*” Ms. Roberson explained about the possibility to change the Regulations for the number of houses allowed on shared driveways (at some point in the future). Ms. Sigfridson commented that it sounds like there is a slight tilt of the Commission in favor of conservation subdivision. Discussion continued. Mr. Thibeault stated that the Owner would prefer the conservation subdivision and he said that the parcel lends itself to it. Ms. Kelleher stated that she leans toward conservation subdivision.

Ms. Roberson commented about getting an opinion from the Conservation Commission. There was discussion. Ms. Roberson displayed a map showing fragmented forest areas and unfragmented forest blocks in Town and explained about it.

Consensus of the Commission Members was for conservation subdivision.

**VII. Reports of Officers and Committees – None.**

**VIII. Public Commentary**

A. Fitzgerald asked how much the PZC would be involved in the Little Dipper Farm possible sale of 300+ acres to the Windham Land Trust. Ms. Roberson explained that there would be a required referral (not regulatory capacity) to the PZC, so the Commission would have a chance to report on that.

**IX. Adjourn**

**M. Sigfridson adjourned the meeting at 7:20 p.m.**

Respectfully submitted,

J.S. Perreault  
Recording Secretary

SPR - \$300.00  
State - \$60.00  
Publ - \$50.00  
\$410.00

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

RECEIVED

SEP 19 2023

Received Date \_\_\_\_\_  
Action Date \_\_\_\_\_

Application #SPR 23-006  
Check# 2083

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Vachon Brooklyn, LLC Phone \_\_\_\_\_  
Mailing Address 957 Washington St. Attleboro, Ma. Phone \_\_\_\_\_

Name of Owner same Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Engineer/Surveyor Killingly Engineering Associates  
Address Po Box 421  
Contact Person Norman Thibault Jr Phone 603-779-7349 Fax \_\_\_\_\_

Property location/address 512 Providence Road  
Map # 41 Lot # 14 Zone Planned Commercial Total Acres 5.942

Proposed Activity Proposed building addition

Change of Use: Yes \_\_\_\_\_ No  If Yes, Previous Use \_\_\_\_\_  
Area of Proposed Structure(s) or Expansion \_\_\_\_\_

Utilities - Septic: On Site \_\_\_\_\_ Municipal  Existing  Proposed \_\_\_\_\_  
Water: Private \_\_\_\_\_ Public  Existing  Proposed \_\_\_\_\_

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

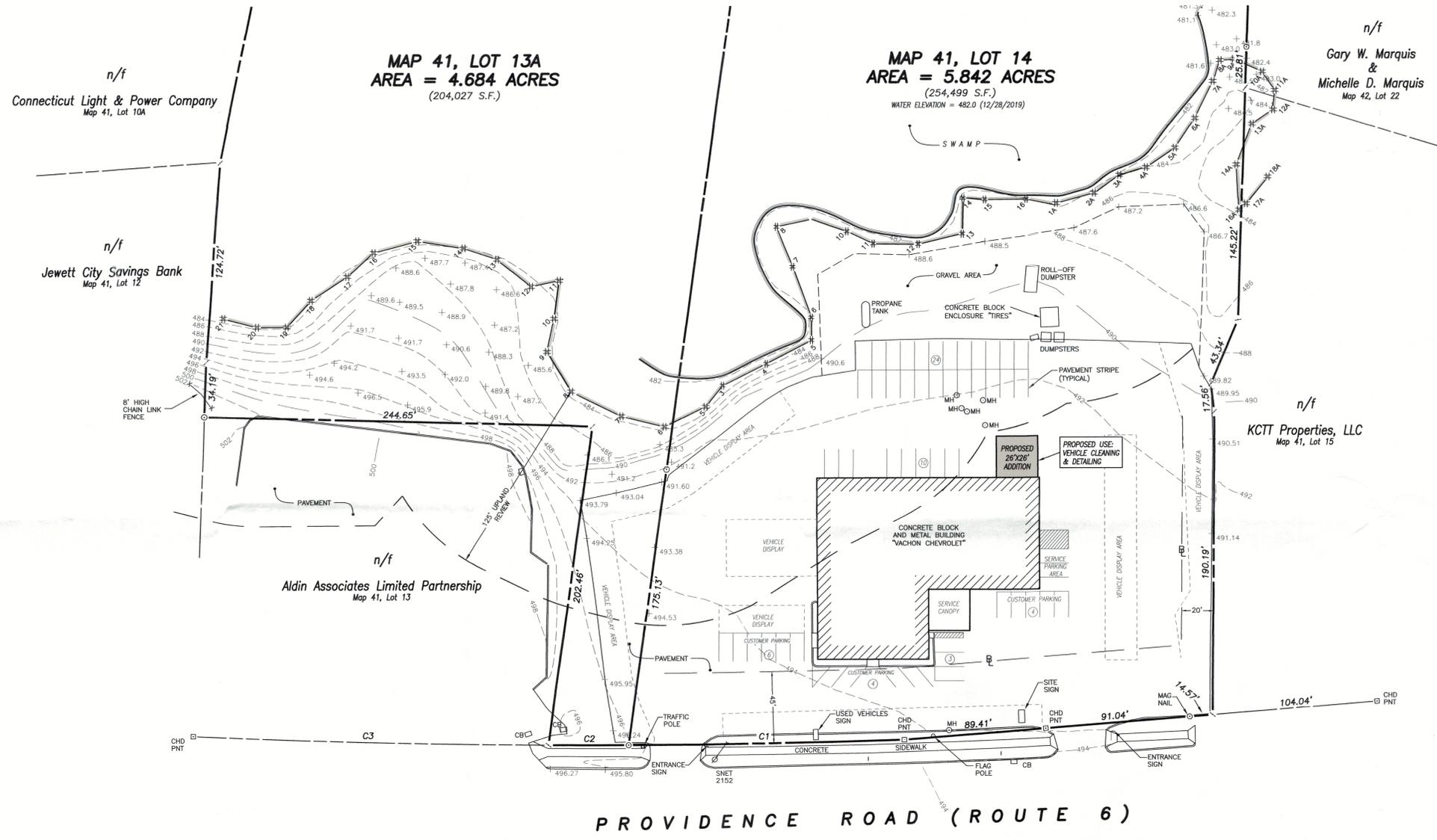
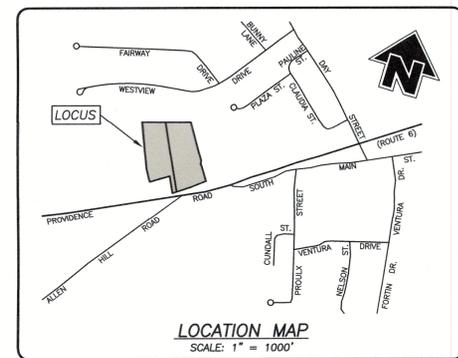
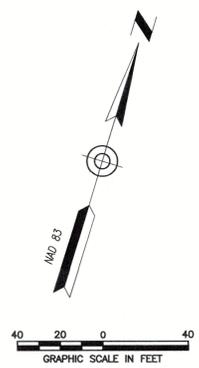
- Fee\$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans
- See also Site Plan Review Worksheet

Variances obtained \_\_\_\_\_ Date \_\_\_\_\_

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

Applicant: [Signature] Date 8/8/23  
Owner: [Signature] Date 9/8/23

\* Note: Any consulting fees will be paid by the applicant



CURVE DATA		
C1	C2	C3
R = 5680.00'	R = 5680.00'	R = 5680.00'
D = 1'54'30"	D = 0'30'33"	D = 2'15'41"
L = 174.32'	L = 50.48'	L = 224.18'
CH = S 71°56'28" W 174.32'	CH = S 73°04'30" W 50.48'	CH = S 74°27'37" W 224.16'

- 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; Amended October 26, 2018.
    - This survey conforms to a Class "A-2" horizontal accuracy.
    - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
    - Survey Type: Improvement Location Survey.
    - Boundary Determination Category: Resurvey
  - Zone = PC.
  - Owner of record:
    - Map 41, Lot 14 = Vachon Brooklyn, LLC, 957 Washington St., Attleboro, MA 02703, Volume 620, Page 163
    - Map 41, Lot 13A = Vachon Brooklyn, LLC, 957 Washington St., Attleboro, MA 02703, Volume 632, Page 114
  - Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in September 2019.
  - North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from actual field measurements of CGS Random Points B9262 and B9264.
  - Elevations shown are based on an assumed datum. Contours shown are taken from actual field survey. Contour interval = 2'.
  - Before any construction is to commence contact "CALL BEFORE YOU DIG" at 1-800-922-4455 or 811.

DATE	DESCRIPTION

PROVIDENCE ROAD (ROUTE 6)



TABLE OF ZONING REQUIREMENTS		
ZONE = PLANNED COMMERCIAL		
	REQUIRED	PROVIDED
Lot Area	30,000 S.F.	254,499 S.F.
Front Yard Setback	45'	49.2'
Side Yard Setback	20'	109.6'
Rear Yard Setback	20'	554.9'
Building Height	40' Max.	20'
Impervious Coverage	65% Max.	31.6%

- LEGEND**
- ⊙ IRON PIN FOUND
  - ⊠ CHD MONUMENT FOUND
  - ⊠ CHD MONUMENT POINT
  - 4 SIGN
  - ⊕ UTILITY POLE
  - ⊠ CATCH BASIN
  - ⊙ MH MANHOLE
  - ⊙ SMH SANITARY SEWER MANHOLE
  - - - 100' - - - EXISTING CONTOURS
  - ⊠ INLAND WETLANDS FLAG
  - ⊠ BUILDING SETBACK LINE

APPROVED BY THE BROOKLYN PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



*Norman Thibeault, Jr.* 9/19/2023  
 NORMAN THIBEAULT, JR., P.E. No. 22834 DATE

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

*Greg A. Glaude* 9/18/2023  
 GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

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



IMPROVEMENT LOCATION SURVEY  
 SHOWING PROPOSED BUILDING ADDITION  
 PREPARED FOR  
**VACHON BROOKLYN, LLC**  
 512 PROVIDENCE ROAD (ROUTE 6)  
 BROOKLYN, CONNECTICUT

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

DATE: 9/06/2023	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 19129

K:\19129\Drawings\2023 - Building Addition\19129 2023 Building Addition.dwg Sep 16, 2023 - 6:02 PM

RECEIVED  
 SEP 19 2023

SPR  
State - \$ 60  
NOA - \$ 50  
\$ 410

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

RECEIVED

Received Date OCT 19 2023  
Action Date \_\_\_\_\_

Application #SPR 23-007  
Check# 22690

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Gregory Albright Phone 413-297-4215  
Mailing Address 68 Gold St. Agawam MA 01001 Phone 413-302-0696

Name of Owner Ann Nurse Phone (860) 884-6327  
Mailing Address 179 Tripp Hollow Road, Brooklyn, CT 06234 Phone \_\_\_\_\_

Name of Engineer/Surveyor \_\_\_\_\_  
Address \_\_\_\_\_  
Contact Person Nicole Rosario Phone 413-302-0696 Fax \_\_\_\_\_

Property location/address 179 Tripp Hollow Road, Brooklyn, CT 06234  
Map # 019 Lot # 8-27 Zone RA Total Acres 50.4

Proposed Activity install 5kw ground mounted solar panels, 18 modules, A trench of approximately 75'

Change of Use: Yes \_\_\_ No X If Yes, Previous Use \_\_\_\_\_  
Area of Proposed Structure(s) or Expansion \_\_\_\_\_

Utilities - Septic: On Site X Municipal \_\_\_\_\_ Existing X Proposed \_\_\_\_\_  
Water: Private X Public \_\_\_\_\_ Existing X Proposed \_\_\_\_\_

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

- Fee \$ 410.00 State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_
- 4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
- 4.5.5 Applications filed with other Agencies
- 12.1 Erosion and Sediment Control Plans
- See also Site Plan Review Worksheet

Variances obtained \_\_\_\_\_ Date \_\_\_\_\_

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: Gregory Albright Date 10/13/2023

Owner: Anne Nurse Date 10/13/2023

\* Note: Any consulting fees will be paid by the applicant

# GROUND MOUNT PHOTOVOLTAIC SYSTEM

**CODES:**

THIS PROJECT COMPLIES WITH THE FOLLOWING:  
 2021 INTERNATIONAL BUILDING CODE  
 2017 INTERNATIONAL CODE COUNCIL ANSI A 117.1. ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
 2021 INTERNATIONAL EXISTING BUILDING CODE  
 2021 INTERNATIONAL PLUMBING CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2021 INTERNATIONAL ENERGY CONSERVATION CODE  
 2020 NATIONAL ELECTRICAL CODE  
 2021 INTERNATIONAL RESIDENTIAL CODE  
 AS ADOPTED BY TOWN OF BROOKLYN (CT)

**CONSTRUCTION NOTES:**

CONDUIT AND CONDUCTOR SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING AS REQUIRED BY FIELD CONDITIONS.

ALL SOLAR ENERGY SYSTEM EQUIPMENT SHALL BE SCREENED TO THE MAXIMUM EXTENT POSSIBLE AND SHALL BE PAINTED A COLOR SIMILAR TO THE SURFACE UPON WHICH THEY ARE MOUNTED.

MODULES SHALL BE TESTED, LISTED AND IDENTIFIED WITH FIRE CLASSIFICATION IN ACCORDANCE WITH UL 2703. SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER SECTION R314 AND 315 TO BE VERIFIED AND INSPECTED BY INSPECTOR IN THE FIELD.

DIG ALERT (811) TO BE CONTACTED AND COMPLIANCE WITH EXCAVATION SAFETY PRIOR TO ANY EXCAVATION TAKING PLACE

PHOTOVOLTAIC SYSTEM GROUND WILL BE TIED INTO EXISTING GROUND AT MAIN SERVICE FROM DC DISCONNECT/INVERTER AS PER 2020 NEC SEC 250.166(A).

SOLAR PHOTOVOLTAIC SYSTEM EQUIPMENT WILL BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ART. 690 OF THE 2020 NEC

UTILITY COMPANY WILL BE NOTIFIED PRIOR TO ACTIVATION OF THE SOLAR PV SYSTEM

TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION

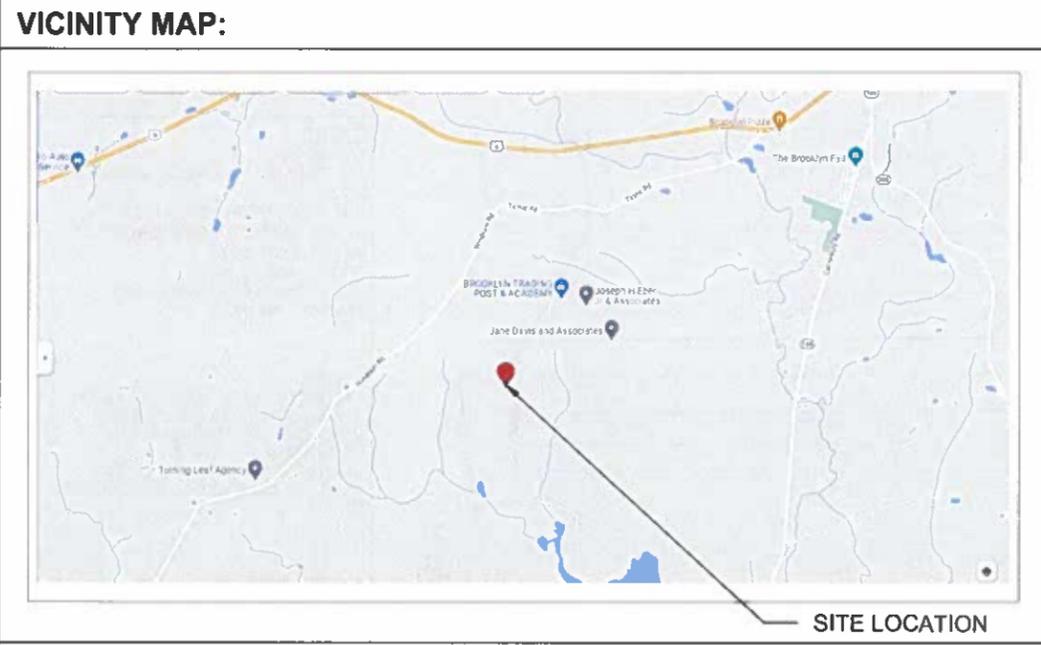
Exp: 1/31/2024



**RECEIVED**

**OCT 19 2023**

STAMPED 08/04/2023



**CLIENT:**  
 ANN NURSE  
 179 TRIPP HOLLOW ROAD, BROOKLYN, CT 06234  
 AHJ: TOWN OF BROOKLYN (CT)  
 UTILITY: EVERSOURCE ENERGY (CT)  
 METER: 888759902  
 PHONE: (860) 884-6327  
 EMAIL: DWARF6@CHARTER.NET  
 FINANCE: SUNRUN

**SYSTEM:**  
 SYSTEM SIZE (DC): 18 X 395 = 7.110 kW  
 SYSTEM SIZE (AC): 5.000 kW @ 240V  
 MODULES: 18 X CANADIAN SOLAR: CS3N-395MS  
 OPTIMIZERS: 18 X SOLAREEDGE S440  
 INVERTER: SOLAREEDGE SE5000H-USRGM (S11)

ACCOUNT # 51826657066

**TABLE OF CONTENTS:**

PV-1	SITE LOCATION
PV-2	SITE PLAN
PV-2B	ROOF AND STRUCTURAL TABLES
PV-2AG	ARRAY PLAN WITH MODULES LAYOUT
PV-3G	GROUND MOUNT ATTACHMENT DETAILS
PV-3AG	GROUND MOUNT ATTACHMENT DETAILS
PV-4	THREE LINE DIAGRAM
PV-5	CONDUCTOR CALCULATIONS
PV-6	EQUIPMENT & SERVICE LIST
PV-7	LABELS
PV-7A	SITE PLACARD
PV-8	OPTIMIZER CHART
PV-9	SAFETY PLAN
PV-10	SAFETY PLAN
APPENDIX	MANUFACTURER SPECIFICATION SHEETS

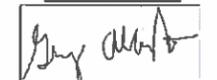
REVISIONS		
NO.	REVISED BY	DATE
1	J.M.	7/13/2023
-	-	-
-	-	-



**freedom**  
FOREVER

FREEDOM FOREVER LLC  
 \*100 PEARL ST. 17TH FLOOR, MC-CSC1\*,  
 HARTFORD, CT 06103  
 Tel: (800) 385-1075

**GREG ALBRIGHT**



CONTRACTOR LICENSE:  
 HOME IMPROVEMENT CONTRACTOR  
 HIC.0658962; ELECTRICAL CONTRACTOR  
 ELC.0205093-E1

SITE LOCATION			
JOB NO.	DATE	DESIGNED BY	SHEET
341269	7/14/2023	J.M.	PV-1

Exp: 1/31/2024



*Robert A. Lade*  
STAMPED 08/04/2023

ARRAY AREA: 2500 SQ FT

CLIENT:  
ANN NURSE  
179 TRIPP HOLLOW ROAD, BROOKLYN, CT 06234  
AHJ: TOWN OF BROOKLYN (CT)  
UTILITY: EVERSOURCE ENERGY (CT)  
METER: 888759902  
PHONE: (860) 884-6327  
EMAIL: DWARF6@CHARTER.NET  
FINANCE: SUNRUN

SYSTEM:  
SYSTEM SIZE (DC): 18 X 395 = 7.110 kW  
SYSTEM SIZE (AC): 5.000 kW @ 240V  
MODULES: 18 X CANADIAN SOLAR: CS3N-395MS  
OPTIMIZERS: 18 X SOLAREEDGE S440  
INVERTER: SOLAREEDGE SE5000H-USRGM [SI1]

ACCOUNT # 51826657066

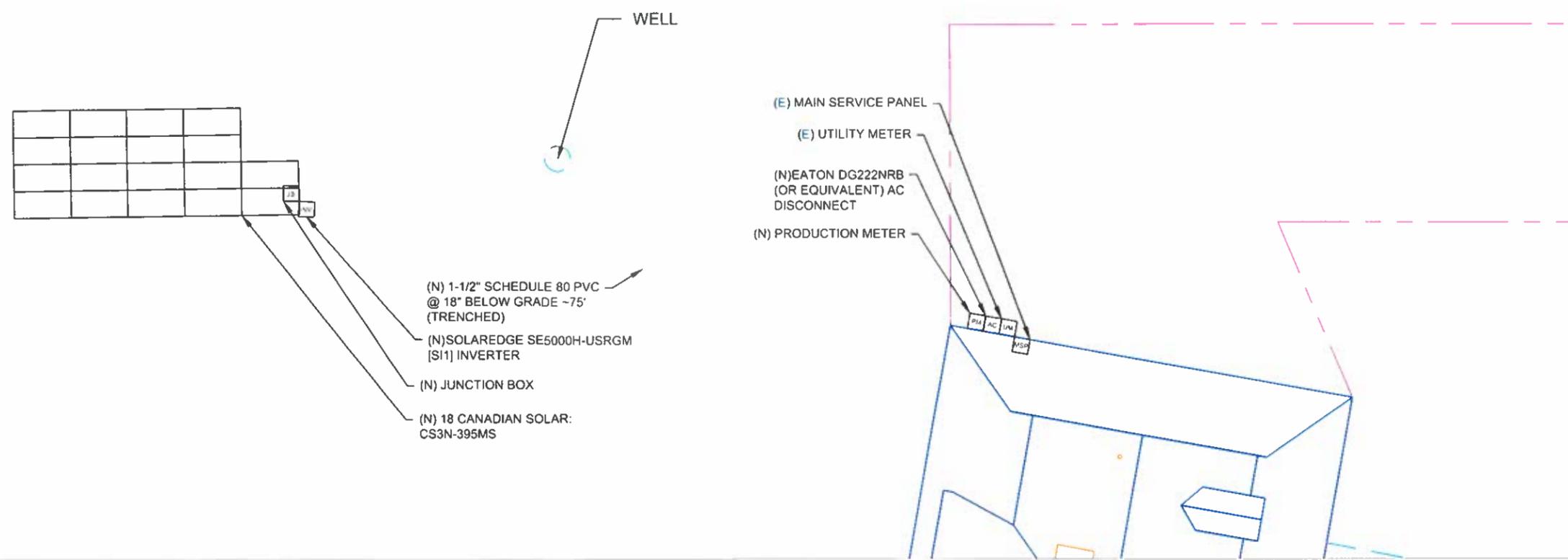
REVISIONS		
NO.	REVISED BY	DATE
1	J.M.	7/13/2023
-	-	-
-	-	-

**freedom**  
FREEDOM FOREVER LLC  
"100 PEARL ST. 17TH FLOOR, MC-CSC1",  
HARTFORD, CT 06103  
Tel: (800) 385-1075  
GREG ALBRIGHT

*Greg Albright*  
CONTRACTOR LICENSE:  
HOME IMPROVEMENT CONTRACTOR  
HIC.0658962; ELECTRICAL CONTRACTOR  
ELC.0205093-E1

SITE PLAN

JOB NO.	DATE:	DESIGNED BY:	SHEET:
341269	7/14/2023	J.M.	PV-2

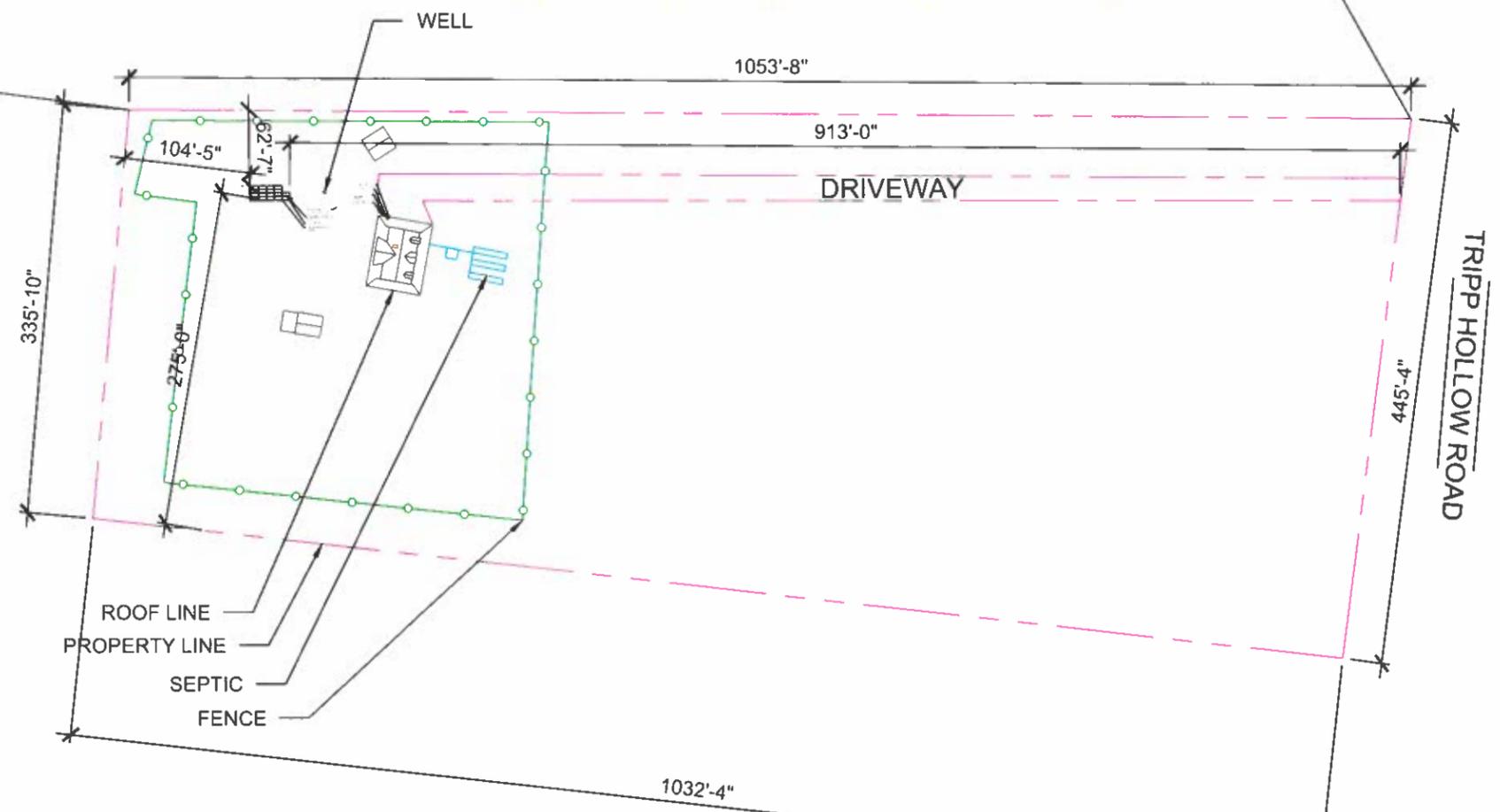


(N) 1-1/2" SCHEDULE 80 PVC @ 18" BELOW GRADE -75' (TRENCHED)  
(N) SOLAREEDGE SE5000H-USRGM [SI1] INVERTER  
(N) JUNCTION BOX  
(N) 18 CANADIAN SOLAR: CS3N-395MS

(E) MAIN SERVICE PANEL  
(E) UTILITY METER  
(N) EATON DG222NRB (OR EQUIVALENT) AC DISCONNECT  
(N) PRODUCTION METER

**LEGEND:**

- OBSTRUCTION
- PIPE VENT
- 18 CANADIAN SOLAR: CS3N-395MS
- CONDUIT
- SETBACK
- UTILITY METER
- MSP
- INVERTER
- VISIBLE LOCKABLE LABELED AC DISCONNECT
- JUNCTION BOX



AC Disconnect is within 10 feet of, in visible sight of, and on same wall as the Revenue Meter  
The utility AC emergency disconnect switch is required to be located on the ground level within vicinity of the utility revenue meter where utility personal will have 24 / 7 access to it

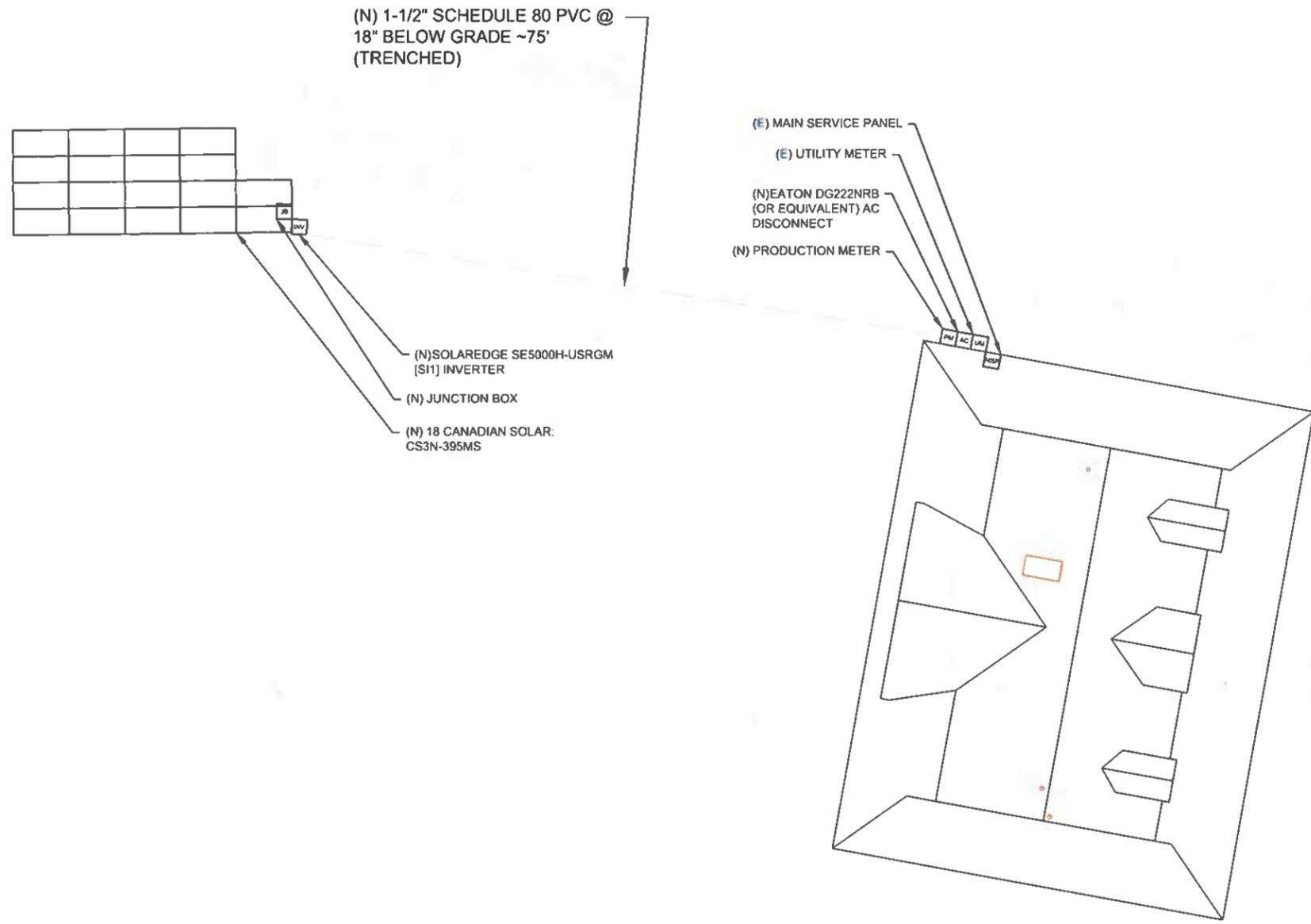
**SITE PLAN**  
SCALE: 1/28" - 1'

1



**LEGEND:**

	OBSTRUCTION
	PIPE VENT
	18 CANADIAN SOLAR: CS3N-395MS
	CONDUIT
	SETBACK
	UTILITY METER
	MSP
	INVERTER
	VISIBLE LOCKABLE LABELED AC DISCONNECT
	JUNCTION BOX



Exp: 1/31/2024

STAMPED 08/04/2023

ARRAY AREA : 2500 SQ FT

**CLIENT:**  
ANN NURSE  
179 TRIPP HOLLOW ROAD, BROOKLYN, CT  
06234  
AHJ: TOWN OF BROOKLYN (CT)  
UTILITY: EVERSOURCE ENERGY (CT)  
METER: 888759902  
PHONE: (860) 884-6327  
EMAIL: DWARF6@CHARTER.NET  
FINANCE: SUNRUN

**SYSTEM:**  
SYSTEM SIZE (DC): 18 X 395 = 7.110 kW  
SYSTEM SIZE (AC): 5.000 kW @ 240V  
MODULES: 18 X CANADIAN SOLAR:  
CS3N-395MS  
OPTIMIZERS: 18 X SOLAREEDGE S440  
INVERTER: SOLAREEDGE SE5000H-USRGM  
[S11]

ACCOUNT # 51826657066

REVISIONS		
NO.	REVISED BY	DATE
1	J.M.	7/13/2023
-	-	-
-	-	-

**freedom**  
FOREVER

FREEDOM FOREVER LLC  
"100 PEARL ST. 17TH FLOOR, MC-CSC1",  
HARTFORD, CT 06103  
Tel: (800) 385-1075

GREG ALBRIGHT

CONTRACTOR LICENSE:  
HOME IMPROVEMENT CONTRACTOR  
HIC.0658962; ELECTRICAL CONTRACTOR  
ELC.0205093-E1

ARRAY PLAN WITH MODULES LAYOUT

JOB NO.	DATE	DESIGNED BY:	SHEET:
341269	7/14/2023	J.M.	PV-2AG

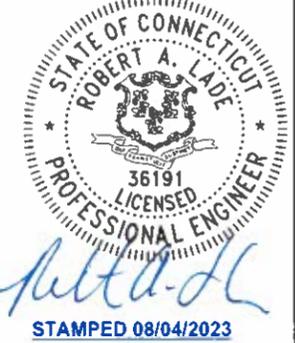


**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

1

- NOTES:**
1. ATTACHED CLAMPS AT 25% FROM THE EDGE AND 50% FROM THE CENTER OF THE MODULES
  2. JUNCTION BOX IS MOUNTED TO THE RAIL.

Exp: 1/31/2024



**CLIENT:**  
 ANN NURSE  
 179 TRIPP HOLLOW ROAD, BROOKLYN, CT 06234  
 AHJ: TOWN OF BROOKLYN (CT)  
 UTILITY: EVERSOURCE ENERGY (CT)  
 METER: 888759902  
 PHONE: (860) 884-6327  
 EMAIL: DWARF6@CHARTER.NET  
 FINANCE: SUNRUN

**SYSTEM:**  
 SYSTEM SIZE (DC): 18 X 395 = 7,110 kW  
 SYSTEM SIZE (AC): 5,000 kW @ 240V  
 MODULES: 18 X CANADIAN SOLAR CS3N-395MS  
 OPTIMIZERS: 18 X SOLAREDO S440  
 INVERTER: SOLAREGE SE5000H-USRCM [S11]

ACCOUNT # 51826657066

REVISIONS		
NO.	REVISED BY	DATE
1	J.M.	7/13/2023
-	-	-
-	-	-

**freedom**  
 FREEDOM FOREVER LLC  
 "100 PEARL ST. 17TH FLOOR, MC-CSC1"  
 HARTFORD, CT 06103  
 Tel: (800) 385-1075  
 GREG ALBRIGHT  
 CONTRACTOR LICENSE:  
 HOME IMPROVEMENT CONTRACTOR  
 HIC 0658962; ELECTRICAL CONTRACTOR  
 ELC 0205093-E1

GROUND MOUNT ATTACHMENT DETAILS			
JOB NO	DATE	DESIGNED BY	SHEET
341269	7/14/2023	J.M.	PV-3G

DRAWING DISPLAYS GENERAL DIMENSIONS FOR REFERENCE. NUANCE ENERGY RECOMMENDS SITE SPECIFIC DRAWINGS ON EVERY SITE

**NUANCE ENERGY**  
Revolutionary Solar Racking Structures

**OSPREY**  
POWERACK

PROPRIETARY AND CONFIDENTIAL: THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF NUANCE ENERGY GROUP INC. ANY REPRODUCTION IN PART OR WHOLE WITHOUT WRITTEN PERMISSIONS PROHIBITED. (C) COPYRIGHT 2013 ALL RIGHTS RESERVED.

MATERIAL	CAD TECHNICIAN	DATE	<b>OSPREY POWERRACK MAX</b>	
STRUCTURAL STEEL 50KSI OR BETTER	Jorge D. Goyes Valdivia	6/28/2023	<b>Osprey Powerrack MAX</b> 4x5 PART NUMBER: OPR-MAX 4x5-5 25DEG QTY: 1 SCALE: 1/30	
FINISH	ENGINEER	DATE		
GALVANIZED TO G90 OR BETTER	Andres Londano	6/28/2023		
WEIGHT	MANAGER	DATE		
	Andres Londano	6/28/2023		
PE SIGNATURE			DIMENSIONS IN INCHES UNLESS OTHERWISE SPECIFIED SIZE: <b>D</b>	
			MACHINED FILLET RADIUS 0.38-1.27 [.015-.050] BREAK ALL SHARP EDGES 0.2-0.8 [.01-.03] RADIUS OR 45° SURFACE FINISH IN MICRO (P) INCHES (Ra). INTERPRET DRAWING PER ASME Y14.5, ASME Y14.36, AND AWS A2.4 STANDARDS.	

RECEIVED

JUL 27 2023

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date \_\_\_\_\_

Application # SD 23-001  
Check # 3121

APPLICATION FOR SUBDIVISION/RESUBDIVISION

Name of Applicant JEFF WEAVER Phone \_\_\_\_\_  
Mailing Address P.O. Box 9, BROOKLYN CT 06231  
Applicants Interest in the Property owner

Property Owner JEFF WEAVER Phone \_\_\_\_\_  
Mailing Address P.O. Box 9, BROOKLYN CT

Name of Engineer/Surveyor ARCHER SURVEYING LLC  
Address 18 PROVIDENCE RD BROOKLYN CT  
Contact Person PAUL ARCHER Phone 979-2240 Fax \_\_\_\_\_

Name of Attorney \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Subdivision  Re subdivision \_\_\_\_\_  
Property location DA/ ST  
Map # 43 Lot # 6 Zone R-30/2A Total Acres 3± Acres to be Divided 3±  
Number of Proposed Lots 2 Length of New Road Proposed 0  
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: JEFF WEAVER / JAW Date 7-26-23  
Owner: JEFF WEAVER / JAW Date 7-26-23

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

**APPRAISAL OF**

Vacant Land

**LOCATED AT:**

Day St  
Brooklyn, CT 06234

**FOR:**

Jeffrey Weaver

**AS OF:**

October 6, 2023

**BY:**

Catherine Hebert  
RCR.1523

Northeastern Appraisals, LLC  
Appraisal Report

File No. 23-0120

October 6, 2023

Jeffrey Weaver

File Number: 23-0120

Dear Mr. Weaver,

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

Day St  
Brooklyn, CT 06234

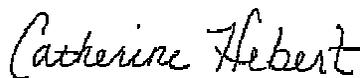
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of October 6, 2023 is:

\$62,000  
Sixty-Two 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

**Margaret's Report 10/31/2023**

**Zoning Permits issued:**

**38 Fitzgerald Road – Daniel & Karen Chartier.** New 5' x'8' second-story deck.

**170 South Street – Brooklyn's Countryview Restaurant.** New deck on east side of restaurant: 50' x 11'10" with no stairs.

5 Cricket Lane Extension -

**Final Certificates of Zoning Compliance issued:**

**66 Wauregan Road – Eric Anderson.** New 24' x 40' barn.

**179 Gorman Road – Bill Purcell.** New 12' x 14' shed on a gravel base.

**268 Allen Hill Road – Brad & Heather Oatley.** New 30' x 32' attached garage and log siding with ZBA variance granted and recorded.

**46 Fitzgerald Road – Kenneth & Susan Gilbert.** Expand existing front porch. Build a new sunroom on expanded porch with stairs to the ground.

**Sign Permits issued: None.**

**Home Offices Documented: None.**

**ZBA Variances Granted: None.**

**Other Business: None.**

# Town of Brooklyn

## Revenue Report

Fiscal Year: 2023-2024

From Date: 7/1/2023

To Date: 10/31/2023

- Subtotal by Collapse Mask     Include pre encumbrance     Print accounts with zero balance     Filter Encumbrance Detail by Date Range  
 Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$8,000.00)	(\$2,914.00)	(\$2,914.00)	(\$5,086.00)	\$0.00	(\$5,086.00)	63.58%
<b>Grand Total:</b>		(\$8,000.00)	(\$2,914.00)	(\$2,914.00)	(\$5,086.00)	\$0.00	(\$5,086.00)	63.58%

End of Report

# Town of Brooklyn

## P&Z Budget FY24

From Date: 7/1/2023

To Date: 10/31/2023

Fiscal Year: 2023-2024

- Subtotal by Collapse Mask   
  Include pre encumbrance   
  Print accounts with zero balance   
  Filter Encumbrance Detail by Date Range  
 Exclude Inactive Accounts with zero balance

Account Number	Description	GL Budget	Range To Date	YTD	Balance	Encumbrance	Budget Balance	% 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. S	\$4,800.00	\$1,200.00	\$1,200.00	\$3,600.00	\$3,600.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Servic	\$10,000.00	\$580.00	\$580.00	\$9,420.00	\$0.00	\$9,420.00	94.20%
1005.41.4153.53200	Planning & Zoning-Professional	\$110.00	\$80.00	\$80.00	\$30.00	\$0.00	\$30.00	27.27%
1005.41.4153.53220	Planning & Zoning-In Service T	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Profes	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & P	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55800	Planning & Zoning-Transportati	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Suppli	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marsha	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
<b>Grand Total:</b>		\$18,410.00	\$1,860.00	\$1,860.00	\$16,550.00	\$3,600.00	\$12,950.00	70.34%

**End of Report**