

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, November 16, 2021 6:30 p.m.**

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

In-Person: Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT All attending in person are required to wear masks.	
Online: Click link below: https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m06601768d9f69b94af83afa453a07780	OR
	Go to www.webex.com , click Sign In On the top right, click Join a Meeting Enter meeting ID: 126 613 4783 Enter meeting password: Second
Phone: Dial 1-415-655-0001 Enter meeting number: 126 613 4783 Enter meeting password: 732663	
	You can bypass attendee number by pressing #

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Regular Meeting November 3, 2021
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. **Reading of Legal Notice: None.**
 - b. **New Public Hearings:**
 - c. **Continued Public Hearings:**
 - 1. **SP 21-002:** Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack.
 - d. **Other Unfinished Business:**
 - 1. **SP 21-002:** Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack.
 - 2. **ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held. ***No discussion. Hearing closed. Continued to December 1, 2021***
 - 3. **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held. ***No discussion. Hearing closed. Continued to December 1, 2021***
 - 4. **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation. ***No Discussion. Public Hearing scheduled for December 1, 2021.***
- VII. New Business:**
 - a. **Applications:**
 - b. **Other New Business:**
- VIII. Reports of Officers and Committees: None.**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, November 3, 2021 6:30 p.m.**

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

In-Person: Clifford B. Green Meeting Center, Suite 24, 69 South Main Street, Brooklyn, CT All attending in person are required to wear masks.	
Online: Click link below: https://townofbrooklyn.my.webex.com/townofbrooklyn.my/j.php?MTID=m03cff485e32a4158afe905fc971a3c27	OR Go to www.webex.com , click Sign In On the top right, click Join a Meeting Enter meeting ID: 126 815 8731 Enter meeting password: First
Phone: Dial 1-415-655-0001 Enter meeting number: 126 815 8731 Enter meeting password: 34778 You can bypass attendee number by pressing #	

MINUTES

- I. **Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:33 p.m.
- II. **Roll Call** – Michelle Sigfridson, Carlene Kelleher, Earl Starks, Allen Fitzgerald, Seth Pember. Austin Tanner arrived at 6:35 p.m. (all were present in person). Charles Sczuroski and John Haefele were absent with notice. J.R. Thayer was absent.

Staff Present: Jana Roberson, Director of Community Development.

Also Present in Person: David Held, Provost & Rovero.

Present Via Webex: J.S. Perreault, Recording Secretary.

III. **Seating of Alternates**

Motion was made by C. Kelleher to seat Alternate S. Pember as a Voting Member for this meeting. Second by A. Fitzgerald. No discussion.

Motion carried unanimously by voice vote (4-0-0). A. Tanner was not present for this Motion.

IV. **Adoption of Minutes:** Regular Meeting October 19, 2021

Motion was made by A. Fitzgerald to approve the Minutes of the Regular Meeting of October 19, 2021, as presented.

Second by E. Starks. No discussion:

Motion carried unanimously by voice vote (5-0-0). A. Tanner was not present for this Motion.

V. **Public Commentary** – None.

VI. **Unfinished Business:**

- a. **Reading of Legal Notices:** Jana Roberson read aloud the Legal Notice for ZRC 21-001 and SRC 21-001 which was published in the Villager and posted on the Town website.

b. **New Public Hearings:**

1. **ZRC 21-001:** Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.

David Held, Professional Engineer and Land Surveyor, was present (in person) and he explained that he finds that there are a lot of inconsistencies between the new Zoning Regulations and the old Subdivision Regulations. He feels that the changes would make the Zoning Regulations more user friendly and may encourage conservation subdivisions. Mr. Held reviewed his proposed amendments regarding Section 6G of the Zoning Regulations outlined in his letter to the PZC dated October 4, 2021 (included in packets to Commission Members):

6.G.2 OVERALL STANDARDS AND DESIGN PROCESS

- 6.G.2.1.b – Add duplexes as a use in conservation subdivisions as applicable technical and dimensional requirements would need to be met.
- 6.G.2.5 – Remove item “n” regarding trees (DBH).
- 6.G.2.6 – Regarding the word “shall.” This item to read as follows, “Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas will generally be the preferred potential development areas for the siting of buildings, streets and other improvements.”
- 6.G.2.7 – Regarding the word “shall.” This will give more flexibility when evaluating properties with one or more resources. First sentence of this item to read as follows, “Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas will generally be the preferred potential areas considered for the permanent protection by one of the following means:”
- 6.G.2.8 – Delete. He explained that the density in a conservation subdivision is already spelled out in very strict terms (built-in density cap). He feels this would greatly encourage conservation subdivisions.
- 6.G.2.9 – Delete. He explained that the requirement to meet conventional setback standards at the perimeter of the property which he feels includes the street line (so it is already build-in). He asked, what is less aesthetic about development in a conservation subdivision vs a conventional subdivision? Why fifty additional feet?

6.G.3 DIMENSIONAL STANDARDS

- 6.G.3.5.a – Reduce access strip width from 50 feet to 25 feet. He said that it works well in other towns.
- 6.G.3.5.b – To read as follows, “There shall be no more than two access strips within 300 feet of frontage on the same side of the street.” He said some people don’t want a shared driveway and he explained how to allow some flexibility (front lot, rear lot, front lot, rear lot).
- 6.G.3.5.c – Delete maximum length of an access strip to allow more flexibility.

6.G.4 ROAD REQUIREMENTS

- 6.G.4.2.c – He no longer proposes to change “Town Counsel” to “Board of Selectmen” because Ms. Roberson had advised him that it is not a typographical error as it refers to the Town’s Legal Counsel.

COMMENTS FROM STAFF:

J. Roberson explained that it is very useful to get a proposal from someone like Mr. Held who is very familiar with the Regulations and how they work because it lets us see how others are interpreting them. She explained that her comments are

not meant to convince the Commission Members in one way or another, just to provide a different perspective. Ms. Roberson stated that she has consulted with Attorney Peter Alter regarding these proposed amendments and he is not ready with an opinion as of this time. Ms. Roberson reviewed each of the proposed amendments:

6.G.2 OVERALL STANDARDS AND DESIGN PROCESS

- 6.G.2.1.b – Ms. Roberson stated that there was recent legislation related to accessory dwelling units. She and Attorney Alter are trying to figure out how this impacts the Brooklyn Zoning Regulations as well as this proposal. There is a concern that any duplex could become a “four-plex.”
- 6.G.2.5 – Regarding trees, Ms. Roberson stated that this is a good point as trees are very hard to capture on a survey. It is a lot of extra work.
- 6.G.2.6 – Regarding Primary and Secondary Conservation Areas, Ms. Roberson stated that she has wondered why they need to be separated. She cautioned about changing “shall” to “generally preferred.”
- 6.G.2.8 – Regarding the requirement for open space to have the same qualities as the original parcel, Ms. Roberson explained about the equal ratio clause and she asked if the Commission would want all of the open space to be unusable. She said that the point behind the equal ratio clause, which she said she is not a fan of, is that some of the open space would be functional open space (e.g. to be used for passive recreation).
- 6.G.2.9 – Regarding the buffer from the road, Ms. Roberson explained that making the development essentially invisible from the road preserves the scenery from the road. On the other hand, the development eats up more habitat than it would if it were closer to the road.
- 6.G.3.5.a, 6.G.3.5.b and 6.G.3.5.c regarding access strips: Ms. Roberson said that she has no real comments regarding changing from 50 feet to 25 feet. She said that the section concerning access strips has been a regulation that has been worked on since her employment with the Town and the idea behind this regulation is that you would not want to see stacked driveways. She said that the proposed language would allow the stacking of driveways. Regarding length, Ms. Roberson stated that she thinks it is in there for public health, safety and welfare relating to access for emergency vehicles. So, if the Commission eliminates the length requirement, she suggests that they consider some regulations concerning fire truck access.
- 6.G.4.2.c – Ms. Roberson suggested the following language, “Review by the Planning and Zoning Commission’s attorney.”

COMMENTS FROM COMMISSION MEMBERS:

M. Sigfridson

- 6.G.2.1.b – M. Sigfridson explained that she is all for the proposal regarding duplexes.

There was discussion as S. Pember voiced concern regarding duplex/quad-plex. Mr. Held explained that it would be more of a concern in an area where there is public water and sewer. However, public water and sewer are not typically available in the RA Zone and you that have to meet the public health code.

There was discussion regarding the new legislation and Ms. Roberson stated that she does not think that it is going to have a huge impact on our Regulations because we already allow duplexes, however, the Town Attorney has concerns and is still reviewing it. C. Kelleher suggested that it could be allowed and then changed, if needed. M. Sigfridson

commented that all of the Regulations regarding duplexes would need to be changed, not just for conservation subdivisions. Discussion continued.

- 6.G.2.5 – No discussion regarding trees.
- 6.G.2.6 – Regarding Primary and Secondary Conservation Areas, Ms. Sigfridson stated that she appreciates having flexibility and discretion, but shares Ms. Roberson’s concern about how it would be implemented. She read aloud from the Regulation and said that it does not explicitly say that development areas cannot be sited in primary and secondary conservation areas.

There was discussion. Ms. Roberson explained that we have been building in some secondary conservation areas.

Mr. Held stated offered that we can forget about this one as he understands that zoning regulations are not supposed to be arbitrary and this does make it a little bit arbitrary. Ms. Roberson referred to the Purpose Section of Conservation Subdivisions where there is a list that she suggested could be used as preferences for the term “generally preferred.” She said that it is important to say whose preference it is. Ms. Sigfridson stated that you could say both. Ms. Kelleher suggested leaving it the way that it is. M. Sigfridson stated agreement with that also.

- 6.G.2.8 – Regarding the requirement for open space to have the same qualities as the original parcel, Ms. Sigfridson stated that it’s supposed to be a give and take and if you’re just setting aside unbuildable land as open space, the developer is not really giving up anything to earn the density bonus. There was discussion. Mr. Held explained that the old Subdivision Regulations (and probably the old Zoning Regulations) included a yield plan where you can’t increase the density beyond what you can get in a conventional subdivision. Discussion continued. Mr. Held explained the 0.6 acre method vs the yield-plan method and how the densities come out to be about the same as the 0.6 factor, which he stated that he feels should be the controlling thing rather than saying that we won’t give you credit for anything other than buildable lot land at the same ratio for the open space. He explained that he wouldn’t have a problem with it if the bulk of what you’re saying is important to you to conserve, is exactly those resources that nobody wants to give credit for. Ms. Sigfridson asked, why should you get credit for setting aside something that you can’t build on anyway? Mr. Held explained that he would understand that if there were no built-in density limitation. Ms. Sigfridson clarified that the Regulation does not say “shall,” it says that the Commission “has the right...” Ms. Roberson read the definition of buildable land from the Regulations.

Mr. Pember noted that there is no “shall” in either 6.G.2.8 or 6.G.2.9. He said they are both open to Commission option/discussion. He does not see the need to delete either. Ms. Sigfridson stated agreement noting that 6.G.2.9 is worded more strongly.

Ms. Roberson clarified and Mr. Held agreed that he was speaking of .6 lots per acre. Ms. Sigfridson stated that it works out to be 75,000 s.f. per lot.

Ms. Roberson explained that it is the overall density and that sets the yield. They would be clustered on smaller lots and the difference goes to the open space.

Mr. Fitzgerald stated that make him not want to get rid of the 100-foot buffer. Ms. Sigfridson stated disagreement and stated her preference that the houses belong on the road, not in the woods because she would not

want to further fragment the forest. There was discussion regarding the current language which states “where at all possible.”

Ms. Kelleher explained that she prefers to avoid things that come out looking like the way the subdivision on Day Street looks. Ms. Sigfridson suggested figuring out what is displeasing about it and try to fix the Subdivision Regulations. There was discussion. Mr. Held explained that, from a developer’s standpoint, it is a balancing act and that there would need to be some sort of compelling reason to choose to do a conservation subdivision over a conventional subdivision. There would need to be some kind of a savings to make it a viable choice. He feels it would come through flexibility and having to build less infrastructure.

Ms. Sigfridson commented about how some people move here because they want to live where they can see wildlife and with a conservation subdivision, you could. Discussion continued. Ms. Sigfridson asked whether the Conservation Commission should be asked for input on this and no one stated that they should be asked.

- 6.G.2.9 – Regarding the 100-foot buffer from the road. Ms. Sigfridson asked if there were any other opinions to removing the requirement of a buffer. There were no comments.
- 6.G.3.5.a, 6.G.3.5.b and 6.G.3.5.c – Ms. Sigfridson asked if there were any questions or comments regarding the request to change the access strip requirements. There was discussion regarding the number of driveways and garages. Mr. Pember commented that whether it is one access strip per 300 feet or two access strips per 300 feet is not a major concern. Ms. Roberson, again, voiced concern regarding driveways being stacked side-by-side. Mr. Held suggested driveway/front lot/driveway/front lot/driveway/front lot. Keeping trees and staggering the buildings also helps.
- 6.G.3.5.a – There was discussion regarding requirements for width of driveways/aprons/access strips. Mr. Held explained that access strip width varies between 25 feet and 50 feet from town to town. He said that 25 feet is a practical minimum and works fine, but, he does not recommend going any less than that. Ms. Sigfridson stated that she would be okay with reducing it to give more flexibility for design in a conservation subdivision. Mr. Fitzgerald stated that he thinks 30 feet is better and Ms. Sigfridson stated agreement with that. Ms. Sigfridson suggested the following for 6.G.3.5.b, “There shall be no more than two access strips within 300 feet and no two access strips shall be adjacent.” Mr. Pember suggested that, for clarification, there be some kind of parameter of separation such as 50 feet between them. Ms. Sigfridson noted that they would be at least 100 feet apart due to the frontage requirement. Ms. Roberson voiced concern that someone could be creative and get around that (it could be open space/drainage easement/just part of some other lot). Mr. Held suggested that you could say that there must be at least 100 feet separating access strips. Mr. Tanner agreed with that and Ms. Roberson stated that she thinks that handles it. There was discussion regarding that it may need to be more where there is a safety concern.
- 6.G.3.5.c – There was discussion regarding maximum length of an access strip to allow more flexibility. Mr. Pember stated that he feels it may be a benefit to delete this especially if we reduce the amount of usable land because you may have to go back further to get enough space. Fire safety was discussed and Mr.

Held stated that it would be the same as for a conventional subdivision (which has no such limit). Ms. Roberson read aloud Section 7.E.1.5 from the Regulations for driveways pertaining to public safety (“as determined by the Fire Marshal”), length and width. She suggested that the Commission may, at some point, want to look at the Regulations pertaining to driveways (in general). She said that fire access is definitely a concern.

Ms. Sigfridson commented that the Regulations internally conflict with each other. Ms. Kelleher suggested that we should get rid of it and, if it causes a problem, put it back in. Ms. Sigfridson stated agreement. Mr. Fitzgerald commented that instead of removing it from the Conservations Regulations, maybe it should be added to the Subdivision Regulations. Discussion continued. Mr. Fitzgerald commented that he thinks that a lot of the reason for these amendments has to do with duplexes, which is fine, as it creates housing that is more affordable for younger people to purchase. Ms. Kelleher commented that she likes the Brooklyn Commons concept for buffering. Discussion regarding buffers continued and Ms. Sigfridson suggested the following language be used, “the Commission has the right to require a buffer...” rather than “where at all possible” and then have the discretion to decide on a case-by-case basis whether to conserve the land in the back or preserve the view from the street. Ms. Kelleher suggested deleting the last sentence for the 100-foot buffer. Ms. Sigfridson agreed. There was no interest expressed in referring to the Conservation Commission.

There was no public comment.

Motion was made by A. Fitzgerald to close the public hearing for **ZRC 21-001**: Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.

Second by C. Kelleher No discussion.

Motion carried unanimously by voice vote (5-0-0). S. Pember was not present for this Motion.

2. **SRC 21-001**: Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.

David Held, Professional Engineer and Land Surveyor, was present (in person) and he explained that the Zoning Regulations had been recently updated which created inconsistencies between the new Zoning Regulations and the Subdivision Regulations. Mr. Held reviewed his proposed amendments regarding Section 5A of the Subdivision Regulations outlined in his letter to the PZC dated October 4, 2021 (included in packets to Commission Members):

ARTICLE 5A – CONSERVATION SUBDIVISION REGULATIONS:

5A.2 General Requirements: Conservation Subdivisions:

- 5A.2.3 – Add duplex buildings as an allowable use for conservation subdivisions.
- 5A.2.5 – To read as follows (to be consistent with the Zoning Regulations), “Density shall not exceed 0.6 lots per acre of buildable land.”
- Mr. Held stated that the Commission may want to add the definition for buildable land (taken from the Zoning Regulations).

5A.3 – Applicability Procedure: To read as follows, “It shall be at the discretion of an applicant whether an application for subdivision of land which

meets the criteria listed in Section 5A.2.1 and 5A.2.2 is proposed as a Conservation or Conventional Subdivision.”

Mr. Held feels that it is important to leave this decision up to the applicant because a lot of people would not want to live in a conservation subdivision and would rather have two acres of land because they want more space. He also feels that the applicant would want to provide a housing product that meets the demand of who they are trying to reach.

- 5A.3.1 through 5A.3.5 – Delete because there is no consistency with the Zoning Regulations as written and replace with things that were taken verbatim out of the Zoning Regulations regarding site analysis map, and what that would show, your primary conservation areas, secondary conservation areas, prioritized for conservation and means and methods you would go about conserving them whether it be conservation easements or a simple dedication (this would be new Sections 5A.3.1 through 5A.3.6).

5A.4 – Dimensional Standards:

- 5A.4.1 – Added the definition of buildable land as he feels that it belongs here since it only pertains to conservation subdivisions.
- 5A.4.5.a – Mr. Held stated to change to 30 feet wide to reflect the discussion above under Agenda Item VI.b.1 (ZRC 21-001).
- 5A.4.5.b – Mr. Held stated there must be at least 100 feet separating access strips as discussed above under Agenda Item VI.b.1 (ZRC 21-001).

5A.5 – Road Requirements: No changes proposed.

5A.6 – Legal Requirements: No changes proposed.

Old 5A.4 through old 5A.8.11 – Delete/Replace. Mr. Held said that the only thing the Commission may need to discuss would be Section 5A.6.9 regarding the percentage of buildable land for open space.

COMMENTS FROM STAFF:

J. Roberson again explained that a perspective from an actual user of the Subdivision Regulations is a wonderful insight to have and she stated that she would not try to convince the Commission one way or the other. She said that she has spoken with Land Use Attorney Peter Alter and the main thing regarding this proposal is who decides what kind of subdivision it is. Mr. Held suggests that it be the applicant and Attorney Alter said, “When you have no way to say no, you have to say yes.” Ms. Roberson cautioned that if you give up that authority, you would have to change the Regulations to get it back. She asked the Commission Members to consider if that is what they want.

- Regarding Primary and Secondary Conservation Areas – She said that pulling from the Zoning Regulations is great because when finishing up with the Zoning Regulations, it was the intent to also update the Subdivision Regulations (which has not been done yet).
- 5A.3.1 – Regarding landscape architect/civil engineer/surveyor. Mr. Roberson spoke of the need for qualified individuals such as soil scientist and wildlife biologist. There was discussion. Mr. Fitzgerald suggested adding “not limited to.” Ms. Sigfridson asked if these are, by default, requiring that the applicant hire these qualified individuals/experts. Ms. Roberson spoke of some of the concerns of Attorney Alter although he is not trying to influence the decision of the Commission:
 - Ms. Roberson spoke of preliminary sketch vs a more detailed delineation of primary and secondary conservation areas.

- Attorney Alter also asked why upland review areas are not on the list. Mr. Held stated 125 feet from a wetland and 175 from a watercourse.
- Ms. Roberson said that Attorney Alter was very concerned about the private roads because the natural inclination is for people to eventually petition for it to be a public road. There was discussion and Ms. Sigfridson asked how to address this concern. Ms. Kelleher suggested that private roads be left in. Mr. Pember referred to the Regulations and said that it would be stated in the original deed. Ms. Kelleher stated that she thinks that preliminary review and the preparation of two plans used to be in the Regulations, but it is no longer there. She said that if it is put into the Subdivision Regulations, it should also be put back into the Zoning Regulations.

Ms. Sigfridson explained that she agrees with Attorney Alter that the Commission should decide whether Conservation or Conventional Subdivision. Mr. Pember stated agreement. Mr. Tanner stated agreement and said that there should be incentive. Ms. Sigfridson stated that they should consider the suggestions to make the Regulations more user friendly to give the developers incentive and still maintain the ability to ask for Conservation Subdivision if the Commission feels it is a better use of that land for the Town. Ms. Kelleher suggested that it added that it be applied to subdivisions with at least four or five lots. Discussion continued.

Regarding 5A.3.1, Ms. Sigfridson asked if it is being suggested that it now be required that the application materials be prepared by a professional. Mr. Held explained that the Commission can use common sense discretion depending on the plan because sometimes you don't necessarily need the expert. Ms. Roberson said that it is in the Zoning Regulations and probably needs to be rephrased. There was discussion. Ms. Sigfridson asked the Commission if they want to adopt the language as presented or try to address the issue. Ms. Kelleher suggested that they could match the Zoning Regulations regarding landscape architect. Ms. Sigfridson stated agreement with Ms. Kelleher on that. Ms. Roberson asked if they wanted to lose that discretion. Mr. Pember asked about the preliminary plans in the Subdivision Regulations and Ms. Roberson explained what would be deleted and what would be added under this proposal.

COMMENTS FROM COMMISSION MEMBERS:

M. Sigfridson

- 5A.2.3 – Add duplexes. Ms. Sigfridson said it makes sense if it is going to be in the Zoning Regulations.
- 5A.2.5 – Delete the reference to density bonus and add 0.6 lots per acre of buildable land.
- 5A.3 – Commission to keep the discretion.
- Regarding Preliminary Design – If keeping the discretion, Ms. Sigfridson asked if the Commission wants to keep the language regarding the submission of a preliminary plan/preliminary design and maybe add it back in to the Zoning Regulations. Mr. Pember voiced his opinion to keep it. There was discussion and agreement among Commission Members regarding adding this to the Zoning Regulations. Ms. Sigfridson stated that she would like to accomplish this while it is fresh on their minds rather than putting it on a list for some time in the future.

Mr. Held asked if the Commission would be wanting to see the conservation layout and the conventional layout to make their decision or just to have a preliminary discussion with the applicant. Ms. Sigfridson stated, "I think so." Mr. Tanner stated a preliminary discussion would at least give a general layout of both plans. Ms. Kelleher and Mr. Pember voiced their opinions that not all of the current language is required. Mr. Held suggested that the specific requirements be eliminated and each situation stand on its own as the Commission has the right to ask for more information if needed. Discussion continued and it was decided to leave the language in Sections 5A.3.1, 5A.3.2 and 5A.3.3 in the Subdivision Regulations.

Discussion continued and there was agreement among Commission Members to eliminate Sections 5A.4.1, 5A.4.2, 5A.4.3 and 5A.4.4.

There was agreement among the Commission Members that this would be a separate Zone Text Change Proposal at a later date, since that public hearing for ZRC 21-001 has been closed.

- There was discussion regarding the new 5A.3 language Mr. Held asked if the Commission wants to change language regarding steep slopes (5A.3.2.c). There was discussion and it was suggested to change from 15 percent to 25 percent. There was no opposition expressed.

Ms. Sigfridson suggested, if this public hearing is also closed tonight, before taking action, giving Ms. Roberson time to make up a draft incorporating the proposed changes that the Commission chooses to accept. Ms. Roberson explained that she would also draft a sample motion including reference to the POCD.

There was more discussion regarding adding to the Zoning Regulations which will be done with another public hearing.

Motion was made by A. Fitzgerald to close the public hearing for **SRC 21-001**: Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.

Second by S. Pember. No discussion.

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

c. Continued Public Hearings:

1. **SP 21-002**: Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack. ***Public Hearing continued to November 16, 2021.*** No discussion.

d. Other Unfinished Business:

1. **ZRC 21-001**: Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held.

Motion was made by A. Tanner to table **ZRC 21-001**: Request to change Zoning Regulations concerning Conservation Subdivisions, Applicant: David Held, to the regular meeting of the Planning and Zoning Commission to be held on December 1, 2021 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT.

Second by C. Kelleher. No discussion.

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

2. **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held.

Motion was made by A. Fitzgerald to table **SRC 21-001:** Request to change Subdivision Regulations concerning Conservation Subdivisions, Applicant: David Held, to the regular meeting of the Planning and Zoning Commission to be held on December 1, 2021 at 6:30 p.m. in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT.

Second by A. Tanner. No discussion.

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

VII. New Business:

a. Applications:

1. **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation.

J. Roberson explained that she had made this an application because she was concerned regarding the timeline. She thought something had to be in place by January 1, 2022. However, she found that people in Town who are interested in cultivating cannabis could start seeking local approval as soon as this Regulation took effect (July 1, 2021).

Draft language (dated 11-1-2021) was included in packets to Commission Members for their review and Ms. Roberson explained the proposed language for the Planned Commercial and Industrial Zones (per suggestion of the PZC in August 2021). Ms. Roberson explained that you would need a special permit to get to the Industrial Zone. Discussion ensued. Ms. Sigfridson will post it on Facebook.

Motion was made by S. Pember to schedule a public hearing for **ZRC 21-002:** Request to change Zoning Regulations concerning retail sale of cannabis and micro-cultivation, Applicant: Planning and Zoning Commission for the regular meeting of the Planning and Zoning Commission to be held on December 1, 2021 at 6:30 p.m.

Second by A. Fitzgerald.

Discussion:

Mr. Pember amended his motion to include that the public hearing would be held in the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT.

A. Fitzgerald seconded the amendment.

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

- b. **Other New Business:** None.

VIII. Reports of Officers and Committees:

a. Staff Reports

Margaret Washburn, ZEO, Report (dated 10/25/2021) included in packets to Commission Members. Ms. Roberson will ask Ms. Washburn to attend a meeting in December.

Mr. Fitzgerald asked about a metal building that is going up on Route 205. Ms. Roberson will speak with Ms. Washburn about this.

- b. Budget Update (included in packets to Commission Members – dated 7/1/2021 thru 10/31/2021).

c. Correspondence

- Letter dated 10/27/2021 from Kenneth C. Baldwin, Robinson and Cole, regarding a modification at 159 Brown Road (included in packets to Commission Members). Ms. Roberson explained that they are swapping out antennas.

d. Chairman's Report

M. Sigfridson congratulated Mr. Tanner on his victory in the election which will leave a vacancy. There will possibly be another vacancy. There was discussion regarding vacancies. Ms. Sigfridson will post on Facebook.

IX. Public Commentary

There was discussion regarding the Ice Box. Ms. Roberson explained that all of the building and zoning code stuff has been resolved and now it is between them and the Fire Department regarding right-of-way.

There was discussion regarding possible future prevention regarding what happened at the green massage (Day Street).

X. Adjourn

M. Sigfridson adjourned the meeting at 9:39 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

SP 21-002: Special Permit Application for Multi-Family Development (51 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack.

Document Record 11-12-2021:

Page 1	Application forms for Special Permit and Site Plan Review
Page 3	Statement of Use prepared by Killingly Engineering Associates
Page 4	Sanitary Report prepared by Killingly Engineering Associates
Page 5	Wetlands Assessment prepared by Joseph Theroux, Soils Scientist, dated 9-23-2020
Page 12	Inland Wetlands and Watercourses Notice of Action, dated 4-22-2021
Page 15	CT Water Co. approval email, dated 5-25-2021
Page 16	Brooklyn Water Pollution Control Authority approval letter, dated 3-11-2021
Page 18	Drainage Report prepared by Killingly Engineering Associates, revised January 2021
Page 153	Traffic Impact Report prepared by Hesketh and Associates, dated 7-13-2021
Page 199	Engineering Plan Review prepared by NECCOG, revised 3-5-2021
Page 224	Plan set titled "Proposed Multifamily Condominium Development" prepared by Killingly Engineering Associates, 11 sheets, revised 4-20-2021
Page 235	Comments addressing planner's request email, dated 9-16-2021
Page 236	Revised plan sheets 1 and 2, dated 9-16-2021
Page 238	Architectural renderings for units 4-7, 9-13, 14-18, received 9-10-2021
Page 244	Public hearing legal notice for hearing dated 9-21-2021
Page 245	Abutters' notices mailed 9-2-2021
Page 254	Public Hearing sign posted 9-2-2021
Page 255	Peer Review of Traffic Impact Report prepared by KWH Enterprise, dated 9-7-2021
Page 261	Fire Marshal review dated 9-10-2021
Page 264	Peer Review of Site Plan and Special Permit Objectives prepare by LADA, dated 9-13-2021
Page 272	Peer Review of Stormwater Management and Erosion and Sedimentation Control Measures prepared by Trinkhaus Engineering, dated 9-14-2021
Page 287	Architectural review prepared by NECCOG, dated 9-16-2021

Page 289 Creamery Brook Trail/Carol Randall Memorial Nature Brook Trail/Donald Francis Recreation Park Trail Map, undated.

Page 290 Comments addressing Special Permit Criteria prepared by Killingly Engineering Associates, dated 9-20-2021

Page 292 Conservation Commission review, dated 10-5-2021

Page 293 Architectural rendering of 5-unit building prepared by NTH Design, 5 sheets, received 10-12-2021

Page 297 Response to Peer Review of Traffic Impact Report prepared by Hesketh and Associates, dated 10-12-2021, 57 pages

Page 355 Second peer review prepared by KWH Enterprise, dated 10-17-21, 1 page

Page 356 Response to LADA and Regional Engineer Comments, prepared by Killingly Engineering Associates, received 10-18-21, 8 pages

Page 364 Revised plan set titled “Proposed Multifamily Condominium Development” prepared by Killingly Engineering Associates, 16 sheets, revised 10-18-2021

Page 380 Email from CT Water re: water pressure, dated 9-30-2021

Page 381 Email allowing full extension under E.O. 7I.

Page 382 Email from KWH Enterprise, dated 10-19-2021

Page 384 Letter from Jared Meehan of Remax, dated 10-19-2021

Page 385 Possible Gable End Grading and BZR 2.B, submitted 10-19-2021

Page 387 Proximity Plan submitted 10-19-2021

Page 388 Natural Diversity Map June 2021, submitted 10-19-2021

Page 389 4 pictures submitted by Diane Hostman on 10-19-2021

Page 398 1953 Town Meeting record accepting School St. as a town road

Page 396 Letter submitted by Linda Buisson, dated 10-25-2021

Page 398 Site Walk photos 11-1-2021, 9 photos with location key

Page 408 Revised plan set titled “Proposed Multifamily Condominium Development” prepared by Killingly Engineering Associates, 16 sheets, revised 11-2-2021



KWH Enterprise, LLC
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Meriden, CT 06451
Phone: (203) 807-5482
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Fax: (203) 440-0788
kermit.hua@kwhenterprise.com

October 17, 2021

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn
PO Box 356
Brooklyn, CT 06234

Reference: Traffic review of proposed multi-family condominium development on Louise Berry Drive, Brooklyn, Connecticut

Dear Ms. Roberson:

I reviewed the response letter by F. A. Hesketh & Associate, Inc. dated September 23, 2021. All my traffic comments have been addressed. On my main concern about potential conflicts with school traffic during the weekday morning peak hour, information from the schools attached to the response letter indicates that parent pick-up and drop-off traffic enters from the northern driveway next to the Middle School and exits on Louise Berry Drive; school buses use the drop-off loop not connected to Louise Berry Drive. As a result, the main traffic conflicts at the site driveway will be among condominium traffic, exiting parent traffic on Louise Berry Drive, and staff parking on Louise Berry Drive, and any queuing on Louise Berry Drive will not likely affect traffic access to the condominiums. These conflicts will be manageable because they don't involve traffic flows in many directions and will last for short periods on weekdays. I have no further traffic comments.

I have not yet received updated site plans. Comments #6 "Parking" and #9 "On-Site Circulation" from my September 7, 2021, letter are still outstanding.

Should you have any questions or need additional information, please feel free to contact me.

Sincerely,

KWH Enterprise, LLC

Kermit Hua, PE, PTOE
Principal
kermit.hua@kwhenterprise.com
Cell: (203) 606-3525



Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Dayville, CT 06241
Phone: 860-779-7299
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Ms. Jana Roberson, AICP
Director of Community Development
Town of Brooklyn
4 Wolf Den Road
Brooklyn, CT 06234

Re: Proposed Multi-family project on 13.5 Acres for Shane Pollack
Responses to LADA Review & remaining comments from Syl Pauley, P.E.

Dear Ms. Roberson;

In response to review comments on the aforementioned project, we offer the following responses and clarifications:

LADA Review

- 1. Protect the health, safety, convenience and property values of the public in general and the immediate neighborhood in particular.*

Comment: There is insufficient information to determine if the adjacent neighbors are affected by the proposed project. Please locate the existing houses and buildings in the area and provide some simple distance measurements to the existing homes, school building etc. This can be done on available aerial photo information provided by the State of Connecticut but should not be done using internet mapping.

Response: Enclosed is a site proximity plan with aerial photo overlay to show the location of the proposed project with respect to surrounding properties. The closest residence to any of the proposed residences is approximately 118' to the east (Hostman residence) from the proposed accessible units. The closest residence on Franklin Drive is the Atsales residence which is 300' from proposed Unit 14 and 247' from the nearest limits of clearing.

- 3. Ensure that the proposed site plan will be in general accordance with the Plan of Conservation and Development, including the provision and adequacy of public improvements.*

Comment: The property is identified as a "Moderate Critical Resource Area" in the Plan of Conservation and Development. As such, and consistent with Item #10 of the Special Permit Criteria, the applicant should provide a review of the Plan of Conservation and Development and how this project is consistent with that document. Once submitted, the Planning and Zoning Commission can then determine if they agree with the applicant's assessment.

Response: The Plan calls for maintaining and celebrating the rural and historic character of the Town of Brooklyn by protecting its unique natural and cultural features; this "Moderate Critical Resource Area" does not demonstrate any unique or cultural features. It has been historically utilized for agricultural and

logging purposes and has been previously disturbed; it is not listed on the CTDEEP Natural diversity Database as having any endangered, protected or species of concern (mapping attached).

A further recommendation of the Plan is to provide opportunities for a variety of housing types and densities; this project will serve to do that. The on-site wetlands are listed as a moderate critical resource value and will be preserved. It is not in an aquifer protection area, a conservation corridor or within an area of key agricultural land. In the housing recommendations, the Plan suggests review of zoning densities for areas served by public utilities as well as promotion of development of housing for young professionals, first-time homebuyers, and critical sectors of the workforce. This development will offer these opportunities.

5. ***Ensure all the buildings, structures, uses, equipment, or material are readily accessible for fire and police protection.***

Comment: Please indicate the location of the nearest existing hydrant that might be needed during construction. Please add the proposed hydrants to the legend on all sheets and provide a legend on the utility plan and all other plans. Please provide a vehicle turning plan for the largest fire truck that the Brooklyn Fire Department has. Has the Fire Department/Fire Marshal reviewed the plan to determine what other issues there might be for fire protection? The plans do not show where the front door for any unit is located, therefore, it is difficult to determine how emergency personnel will access these units. In addition- it is unclear how a pedestrian will access these units from their drive or overall project pedestrian circulation.

Response: The closest existing hydrant is on the school property and is located approximately 130ø from the proposed entrance drive; a symbol for the hydrants (existing and proposed) has been added to the legend. The Fire Marshal has requested that the cul-de-sac be constructed with a 75ø turning radius and we question why this is required/requested. The Town of Brooklyn Public Improvement Standards specify a 50ø paved radius on a cul-de-sac for public roadways and 20ø radius for intersecting streets. The plans meet that criterion and it is our opinion that this private drive should not be held to any different standard than what is currently required. All units will be accessed from front doors adjacent to garages.

6. ***Ensure that appropriate provision is made for transportation including:***

a. adequate off-street parking and loading are provided to prevent on-street and off-street traffic congestion

Comment: It is unclear as to where the public right of way used to access this parcel ends. The traffic patterns for the school, hours of use, etc are also unclear and could potentially be a source of congestion. A plan to show how this right-of way is used, how it interfaces with school traffic and how the increased traffic from this project will actually move through the right-of way, especially if there is a queue, such as into the school at the proposed drive or out at Gorman.

There are several existing parking spaces located opposite the project entry on Louise Berry drive. These could potentially be a source of congestion, confusion and a safety hazard if allowed to be maintained. We would recommend that these be removed to reduce conflicts in traffic flow.

Response: The right of way of Louise Berry ends 243.74ø along the property frontage. The justification for this distance has been provided to the Ms. Roberson. A detailed traffic study and review by the town's consulting traffic engineer both conclude that peak hourly traffic from the school and the development will not conflict. Killingly Engineering Associates has discussed the project with Brooklyn Public Schools Superintendent Patricia Buell and what potential improvements could be included on the

plans. Per our discussion, we have shown the sidewalk from the project extended west along Louise Berry Drive to a crosswalk that will lead to a sidewalk landing point on the northern side of Louise Berry.

b. all parking and maneuvering areas are suitably identified

Comment: Please provide a truck movement plan showing how a large moving truck will access each of the various units and turnaround. The applicant should consider how the cul-de-sac might be more sensitively designed to reduce pavement but still allow a safe turnaround for trucks.

Response: The cul-de-sac is designed with a 50øradius which is in conformance with the Town of Brooklyn Public Improvement Specifications (Figure 8, Page 30) and with a 24øwidth (Figure 1, Page 23). It is our professional opinion that a reduction in the pavement radius at the cul-de-sac will not provide sufficient ability for turnaround for larger vehicles such as delivery trucks or fire apparatus. In addition, radii of intersecting streets have been enlarged to 20øper Section 2.3.2 of the same.

c. entrances and exits are suitably identified and designed to specific use radii

Comment: Please review all entry drive curves- they are too small for vehicle turning- this includes the main drive and all unit shared drives.

Response: All radii have been adjusted to meet the Town of Brooklyn Public Improvement Standards.

d. the interior circulation system is adequately designed to provide safe and convenient access to all structures, uses and or parking spaces.

Comment: There is insufficient information to determine if there is safe and convenient access to the individual units. Please provide finish floor elevations, building elevations and a cross section through the five buildings on the north side showing the building massing, floor elevations, deck elevations, etc. In addition, for units on the south side of the main drive please show a section elevation and explain how these drives, sidewalks and planting areas transition along the 10% drive.

Please provide vertical curve calculations based on the typical speed limit for a drive of this kind that meets the town's requirements. It would appear that the vertical curve at the entry is very small. How does the 10% slope on the road transition to 7.5%? The road profiles should show the location of the shared access drives. Typically, these shared access drives would cause the road profile to flatten where they intersect. At this time, that does not occur. Please show how the extra parking spaces along the main drive meet the maximum 5% slope standard.

Show how a person would walk from their unit to the recreation area.

Please show how the recreation area ties into the adjacent trail system and how residents would access it. Also, there are two parking spaces shown at the potential trailhead (which should be better defined) - what is the purpose of these spaces? How will the project be able to keep these spaces from becoming long term storage or a place to abandon vehicles? If the intent is to provide trailhead parking, there may be a conflict between public access and use and project access and use. This should be clarified on the plans and for the longer term.

Response: Plans for a "typical" 5-unit building have been provided per direction of the Planning & Zoning Commission. Spot grades for all garage entrances are shown on the plans and finished floors will be approximately 2" higher at the entrance levels. Transitions to the driveways in between units for the buildings on the south side of the access drive will be softened by utilizing small retaining walls which will allow for level driveway approaches. The private driveway design has been reviewed and approved by the Town's reviewing engineer. The maximum allowable slope on a town road per the is 12% per the Public Improvement standards and the maximum slope for the proposed private drive is 10%.

There are no parking spaces anywhere within the development that exceed 5%.

A person walking to the recreation area would utilize the sidewalk to the cul-de-sac. We have shown a path from the cul-de-sac leading to the recreation area and ultimately to the adjacent trail system.

The purpose of the parking spaces in the cul-de-sac is for additional visitor parking to the development or for residents to park for the recreation area. Public access to the trail system is from Vina Lane or from the rear of the school; we do not believe there will be any access conflicts as a result. Regarding abandoned vehicles, it will be the responsibility of the homeowner's association to police that issue should it arise.

e. parking areas are provided with suitable bumper guards, guard rails, islands, crosswalks, speed bumps and similar safety devices when deemed necessary to adequately protect life and property

Comment: Due to the steep slope on the main drive, it is unclear where there are any accessible parking spaces on this site. Please explain how this project meets the ADA requirements for accessible spaces. The layout plan should indicate the dimensions of the parking area in front of the garage.

Response: Accessible parking will be available at each unit; due to the existing terrain, accessible parking is not possible along the main drive.

f. provision is made for safe pedestrian movement by avoidance of vehicular conflict within and adjacent to the property by installation of sidewalks and other appropriate means

Comment: There are no details indicating how the sidewalk meets the shared access drives- will there be a ramp? The sidewalk is extremely steep at 10% - has consideration been given to provide a walkable loop through the property from the units rather than along the road?

Response: Ramps will be installed at all shared drive intersections and a detail has been added to the plan. We would certainly consider a walkable loop throughout the property if the Commission felt this would be a better alternative to sidewalks.

8. ***Ensure that the general landscaping of the site complies with the purpose and intent of these regulations; that existing trees are preserved to the maximum extent possible; and that parking, storage, refuse and service areas are suitably screened during all seasons from the view of adjacent residential areas and public rights of way.***

Comment: The existing vegetative cover is significantly damaged due to recent storms and is likely to be of limited use for screening. Please provide a review of the existing cover, especially with respect to what is proposed to remain. If the review indicates that there will need to be tree removal and thinning of shrub layer due to damage, invasive species, etc- then the use of the existing woods to meet this requirement will be insufficient. A more robust planting plan needs to be provided that provides screening during all seasons as noted above.

Please show all utilities as part of that plan so that appropriate plant locations that will not be in conflict with the utilities can be chosen. Please provide screening for the adjacent neighbor to the east as construction of the proposed walls are likely to require the removal of tree cover to the property line.

The effect of the loss of wooded habitat is noted in the project biologist report. Typically, in projects like this there would be habitat planting along the edge of the remaining woods, replacement trees along the edge to offset the loss of cover and tree variety, and additional habitat planting at the edge closest to the wetlands. These mitigation measures are not currently provided. Choice of trees, shrubs and herbaceous material should reflect the existing species variety being removed and provide enhancements.

Planting of trees at the end of each shared access drive is likely to be damaged during snow plow operations. Please consider a better layout and arrangement to ensure the longevity of the trees.

All proposed trees are small flower trees. There are no street trees or shade trees proposed. How will garbage be handled on the site? There are currently no dumpster areas shown. Please indicate the seed mixes to be used on the site and which portions are proposed to be mowed as lawn. How will the 3:1 slopes be maintained?

The planting plan indicates that the island between the parking spaces at each unit will contain 1 small tree and 2 shrubs. There are no dimensions on this island so it is difficult to determine whether this is appropriate. However, the plans also seem to be missing a sidewalk in this area as well.

Response: The bulk of the existing damaged vegetation will be removed as part of the development (much of this damage is due to a previous logging activity that occurred prior to the applicant's purchase of the property). We have noted on sheet 5 of the plans that the developer shall remove dead, damaged and invasive vegetation from the clearing limits to the wetland boundary as part of the project.

- The trees planted at the end of each access drive have been slightly relocated to reduce the possibility of the them being damaged by snow removal.
- We have shown street trees along both sides of the -proposed main drive and have specified them to be *Pyrus calleryna* (flowering pear) which will bloom in the spring and will ultimately grow large enough to provide shading.
- Trash will be curbside pickup ó no dumpsters are proposed.
- Seed mixes are specified on sheet 14 of the plans. All slopes 3H:1V or less shall be mowed unless otherwise noted.
- Dimensions have been added to the detail for islands between parking spaces in fronts of garages.

9. Ensure lighting of the site shall be adequate at ground level for protection and safety fo the public in regard to pedestrian and vehicular circulation.

Comment: Please provide a full lighting plan including where and what kind of light will be provided on the buildings, where the doors are, etc. Please note there is a light pole shown in a parking space near unit 40. The lighting and hydrants should be shown on all plans.

Response: Street lights will be full cutoff lantern-style fixtures and only 10øin height as shown on sheet 5. Although lighting has not been selected for the residences, the plans call for full cutoff fixtures for the buildings. We anticipate having sconce-style lighting over the garage doors and at the front entryø. Hydrants are shown on the plans (2 total).

10. Ensure that the glare from installation of outdoor lights of illuminated signs is properly shielded from the view of adjacent property and public rights -of-way.

Comment: There is no project sign shown.

Response: The location of a proposed sight sign is shown and a detail added to the plans (sheet 5).

13. Ensure the rate and quantity of storm water being discharged onto adjacent properties is not to be increased without drainage easements obtained from the abutting landowner.

Comment: See review by others. Given the discharge location, a drainage easement from the downstream neighbor seems prudent.

Please note the required planting to meet the Connecticut Stormwater Manual requirements is not shown. We would note that given the steep grades, the amount of grading and the likely area of soil disturbance, a construction sequence plan should be provided as per Section 9.C.5.7.

Response: Stormwater items to be addressed in Trinkaus review. Phasing has been added to the plan set.

14. Ensure that in planning the layout on the site and design of structures, consideration is given to energy conservation.

Comment: The applicant should provide a description of any proposed energy conservation methods, techniques and materials.

Response: Where ever possible, the long axis of the buildings is aligned to provide southern exposure.

15. Ensure that the development of the site will preserve sensitive environmental land features such as steep slopes, wetlands, watercourses, and large rock outcroppings and will attempt to preserve public scenic views or historically significant buildings or sites.

Comment: This site is immediate adjacent to a critical connection to the trail from the Village center. The applicant has not provided any information regarding how this might be to the benefit of the proposed project.

Response: The trail easement that goes to the subject property has never been formerly granted; we will do so as part of the project. The project will provide a path from the end of the cul-de-sac to directly connect to the trail system.

Other thoughts:

- Please show the regulated areas on all plans.
- Please provide a legend on the planting and layout plan. Please indicate the number of proposed plants.
- There is a conflict between the parking and garage numbers listed on the cover sheet and the applicant's response noted in the review comments from the COG. The layout plan clearly shows one garage. This should be confirmed by providing architectural plans for the buildings at a preliminary level to be able to determine if the plans meet the Town's requirements.

Responses:

- The regulated area is shown on multiple sheets (but not all) for clarity purposes.
- Numbers for plantings are shown on the landscaping legend.
- There is not a conflict between parking and garage numbers. The garages are 2-cars deep and there is a single driveway space (3 per unit).

Syl Pauley Review

Regarding the last set of review comments on the plan set dated March 5, 2021 (purple comments):

Page 7, Comment #13 ó 2 hydrants are shown in the development and correspondence from CT Water verifying that sufficient pressure and flow are available was sent to staff. It should also be noted that there is an existing hydrant on the school property across from the proposed development.

Page 9, Comment #19 ó regarding drainage discharge, to be addressed with Trinkhaus review.

Page 14, Comment #5 ó HDPE flared end section is shown on sheet 14

Page 15, Comment #9 ó We do not concur that hoods are required on all catch basins & neither does Mr. Trinkhaus.

Page 18, comment #12 ó 5ö thick sidewalk with Portland concrete cement is specified in the construction detail.

Page 19, Comment #4 ó Parking exceeds the regulatory requirements so additional on-street parking is not required or prudent because of grades.

Page 20, Comment #25 ó Regarding the need for a wetlands biologist report, the project has been approved by the IWWC. Mr. Theroux who delineated the wetlands has been a wetlands and soil scientist for more than 25 years and his qualifications have never been questioned. According to the CTDEEP Natural Diversity Data Base, there are no species of concern on this property.

Page 21, Comment #7 ó We strongly disagree that the plans are õschematicö in nature and will require a lot of õguessworkö to construct. The plans are very detailed and any experienced contractor will be able to construct from the plans.

Page 22, comment 11 ó Architectural plans have been provided.

Page 23, Comment #3 ó We do not concur that the application is õincompleteö until all comments have been addressed.

Page 23, Comment #4 ó The test pits were witnessed by KEA. We have been excavating test pits and reading soil profiles for more than 30 years and feel we are qualified to do so.

Page 24, Comment #7 ó We acknowledge that a registration under the CTDEEP General Permit for the Discharge of Stormwater Associated with Construction Activities is required for this project. This registration will be filed 60 days before the start of construction. This requirement is a registration is NOT an application.

Page 24, Comment #8 ó An as-built plan of will be provided at the completion of the project as required.

We trust that the plans as modified and enclosed responses sufficiently address your review comments. Please feel free to contact me if there are any further questions or concerns.

Sincerely;

Normand Thibeault, Jr.

Normand Thibeault, Jr., P.E.
Partner

PROPOSED MULTI-FAMILY CONDOMINIUM DEVELOPMENT

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

PREPARED FOR:
SHANE POLLOCK

TABLE OF ZONING REQUIREMENTS		
ZONE = R-30*		
	REQUIRED	PROVIDED
Lot Area	30,000 s.f.	13,497 Acres
Front Yard Setback	50'	53.4'
Side Yard Setback	30'	48'
Rear Yard Setback	50'	257'
Building Height	35' Max.	<35'
Lot Frontage	110'	243.74'
Building Separation	40' min	40'-115'

DENSITY: 1 unit per every 5,000 s.f. - 13,497 ac = 587,929 s.f. - 117 units max
51 units proposed

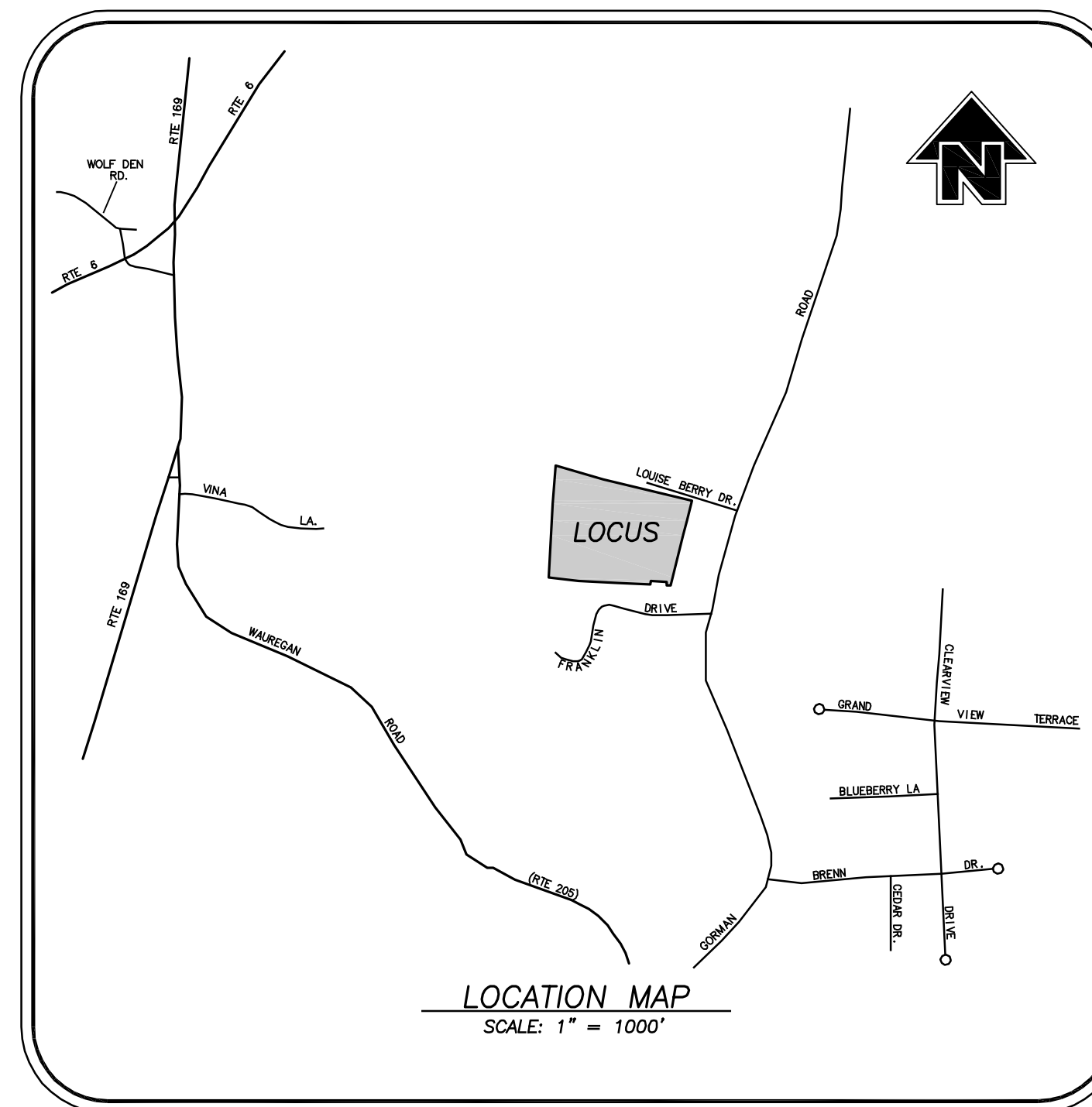
PARKING: 2 spaces per unit required - 102 required
2 garage spaces + 1 drive per unit proposed
+ 13 additional spaces - 166 spaces provided

*Multi-family development in accordance with Section 6.E.
ZONE = RA*

GENERAL NOTES:

- Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
- There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.
- The only work allowed prior to installing the perimeter sediment controls shall be clearing vegetation. No grubbing shall be allowed until the perimeter sediment controls have been installed as per plan. Call (860) 779-3411, ext. 31, for an inspection of the perimeter sediment controls. The perimeter sediment controls must be approved in writing by the IWWC Agent or a Commission member prior to commencing any other work.
- The temporary sediment basin and swale must be at least temporarily stabilized prior to discharging any stormwater into them. Call (860) 779-3411, ext. 31, for an inspection of the temporary sediment basin and swale. The temporary stabilization of the temporary sediment basin and swale must be approved in writing by the IWWC Agent or a Commission member prior to discharging any stormwater into them.
- Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity.
- The Homeowner's Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity.
- The construction of the temporary sediment basin and swale shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the basin prior to discharging stormwater into the temporary sediment basin and swale. The basin and swale should be substantially completed by September 1. Construction of the temporary sediment basin and swale shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.

LEGEND	
●	IRON PIN TO BE SET
○	IRON PIN FOUND
○ DH	DRILL HOLE FOUND
□ CB	CATCH BASIN
○	UTILITY POLE
○ SMH	SANITARY SEWER MANHOLE
○	HYDRANT
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	INLAND WETLANDS FLAG
---	BUILDING SETBACK LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
○ ○ ○ ○	STONE WALL
○ ○ ○ ○	STONE WALL REMAINS
---	SILT FENCE
---	175' WATERCOURSE SETBACK
---	125' UPLAND REVIEW



INDEX TO DRAWINGS

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PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
11/13/2020	TOWN & ENGINEERING REVIEW
12/07/2020	ADDED TEST HOLE DATA
01/04/2021	TOWN & ENGINEERING REVIEW
01/27/2021	PER BWPCA REVIEW
02/10/2021	EASE: ADDED/ZONE/CT WATER COMMENTS
03/30/2021	TOWN & ENGINEERING REVIEW
04/20/2021	IWWC APPROVAL CONDITIONS
09/15/2021	TOWN ROAD FRONTAGE
10/15/2021	CONSULTANT REVIEW & COMMISSION

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

April 23, 2020

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE: _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

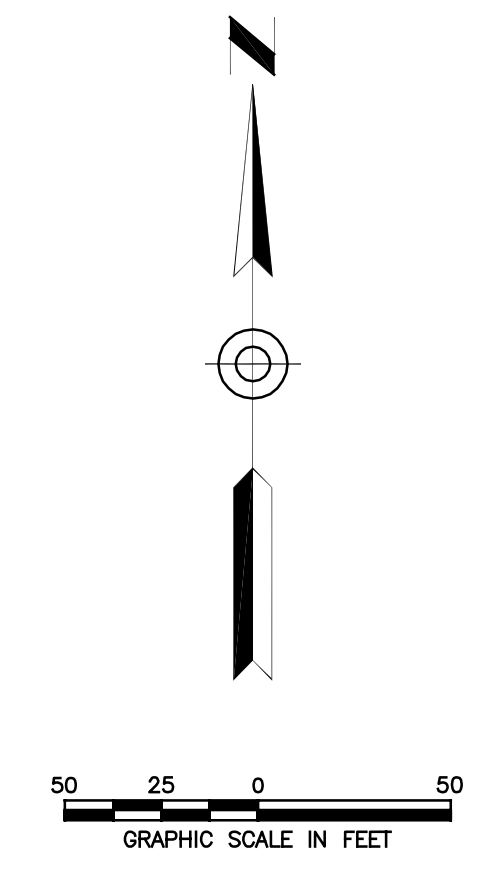
Per Sec. 8.26c of the Connecticut General Statutes, as amended, approval automatically expires if all public improvements required by this plan are not completed by that date.

ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE _____

LINE	BEARING	DISTANCE
L1	S 11°34'49" W	8.88'
L2	S 09°28'18" W	25.48'
L3	N 89°46'21" W	25.92'
L4	N 00°34'43" W	23.50'
L5	S 08°18'28" W	23.74'
L6	N 44°34'04" E	99.75'
L7	N 61°24'42" E	84.87'
L8	N 31°12'36" E	33.18'
L9	S 31°12'36" W	50.87'
L10	S 61°24'42" W	98.52'
L11	N 44°34'04" W	111.92'
L12	N 77°29'37" W	10.83'



30' WIDE ACCESS EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN AS SHOWN ON MAP REFERENCE #6 STATUS UNKNOWN - NO RECORDED DEED FOUND

SEWER EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN VOL. 617, PG. 278

ACCESS RIGHT OF WAY OVER LANEWAY IN FAVOR OF THE TOWN OF BROOKLYN VOL. 31, PG. 130

DRAINAGE EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN VOL. 91, PG. 524

AREA = 13.497 ACRES (587,941 S.F.)

- 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 "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: Property Survey
 - Boundary Determination Category: Resurvey.
 - Zone = R-30.
 - Owner of record: Shane J. Pollock & Erin F. Mancuso
101 Mackin Drive
Griswold, CT 06351
See Volume 659, Page 151
 - Parcel is shown as Lot 19 on Assessors Map 33.
 - North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
 - Elevations shown are based on an North American Vertical Datum of 1988 (NAVD 88). Contours taken from actual field survey. Contour interval = 2'.
 - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 0005A Effective Date: Jan. 3, 1985.
 - Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in 2019.
 - Town road limit was established by referencing the CDOT 2020 Town Roads Report, which designates the length of Louise Berry Drive to be .12 miles or 634' in length.
- MAP REFERENCES:**
- "Plan of site for new school in the Town of Brooklyn, Conn. - Scale: 1" = 100' - Date: June 9, 1952 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
 - "Layout of Franklin Drive in the Town of Brooklyn, Conn. - Scale: 1" = 100' - Date: Oct. 15, 1959 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
 - "Subdivision Plan - property of Kurt R. & Lempi E. Hostman - Gorman Road - Brooklyn, CT - Date: Aug. 1987 - Revised to: Jan. 21, 1988 - Scale: 1" = 40' - Prepared by: Louis J. Soja, Jr. - On file in the Brooklyn land records.
 - "Property Survey and inland wetland field location - Pierce Memorial Baptist Home Inc. - Route 169 - Brooklyn, Connecticut - Date: Mar. 6, 1989 - Revised to: 7/25/1989 - Scale: 1" = 50' - Sheet 6 of 6 - Prepared by: Hallisey & Herbert, Civil Engineers & Surveyors." On file in the Brooklyn Land Records.
 - "Easement Plan prepared for Town of Brooklyn - Brooklyn Elementary School & Brooklyn Junior High School - Route 205 (Wauregan Road) - Brooklyn, Connecticut Date: 4/5/1999 - Scale: 1" = 40' - Sheet 2 of 2. Prepared by: KWP Associates." On file in the Brooklyn land records.
 - "Easement Plan showing proposed easement on land of Eggs, Inc. prepared for Town of Brooklyn - Wauregan Road (Route #205) - Brooklyn, Connecticut - Date: 4/20/2001 - Scale: 1" = 50' - Sheet 1 of 1 - Prepared by KWP Associates. On file in the Brooklyn land records.
 - "Property survey showing portion of land of pierce Memorial Baptist Home, Inc. 44 Canterbury Road and Vina Lane - Brooklyn, Connecticut - Date: November 26, 2007 - Scale: 1" = 100' - Sheet 1 of 2 - Prepared by Diocese Bentley." On file in the Brooklyn land records.
 - "Perimeter Survey prepared for Eggs Inc. - Gorman Road / Franklin Drive / Wauregan Road - Brooklyn, Connecticut - Date: Oct. 2014 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." On file in the Brooklyn land records.
 - "Boundary Line Agreement prepared for Brooklyn Center Complex, BLB, LLC and Vina Land, LLC - Wauregan Road & Vina Lane - Brooklyn, Connecticut - Date: December 11, 2019 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." Not on file.

DATE	DESCRIPTION
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IHWCA APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BMPCA REVIEW
DATE	DESCRIPTION
REVISIONS	

PROPERTY SURVEY
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
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: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 2 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - DH DRILL HOLE FOUND
 - UTILITY POLE
 - CB CATCH BASIN
 - SMH SANITARY MANHOLE
 - 260--- EXISTING CONTOURS
 - ## INLAND WETLANDS FLAG
 - STONE WALL
 - STONE WALL REMAINS

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

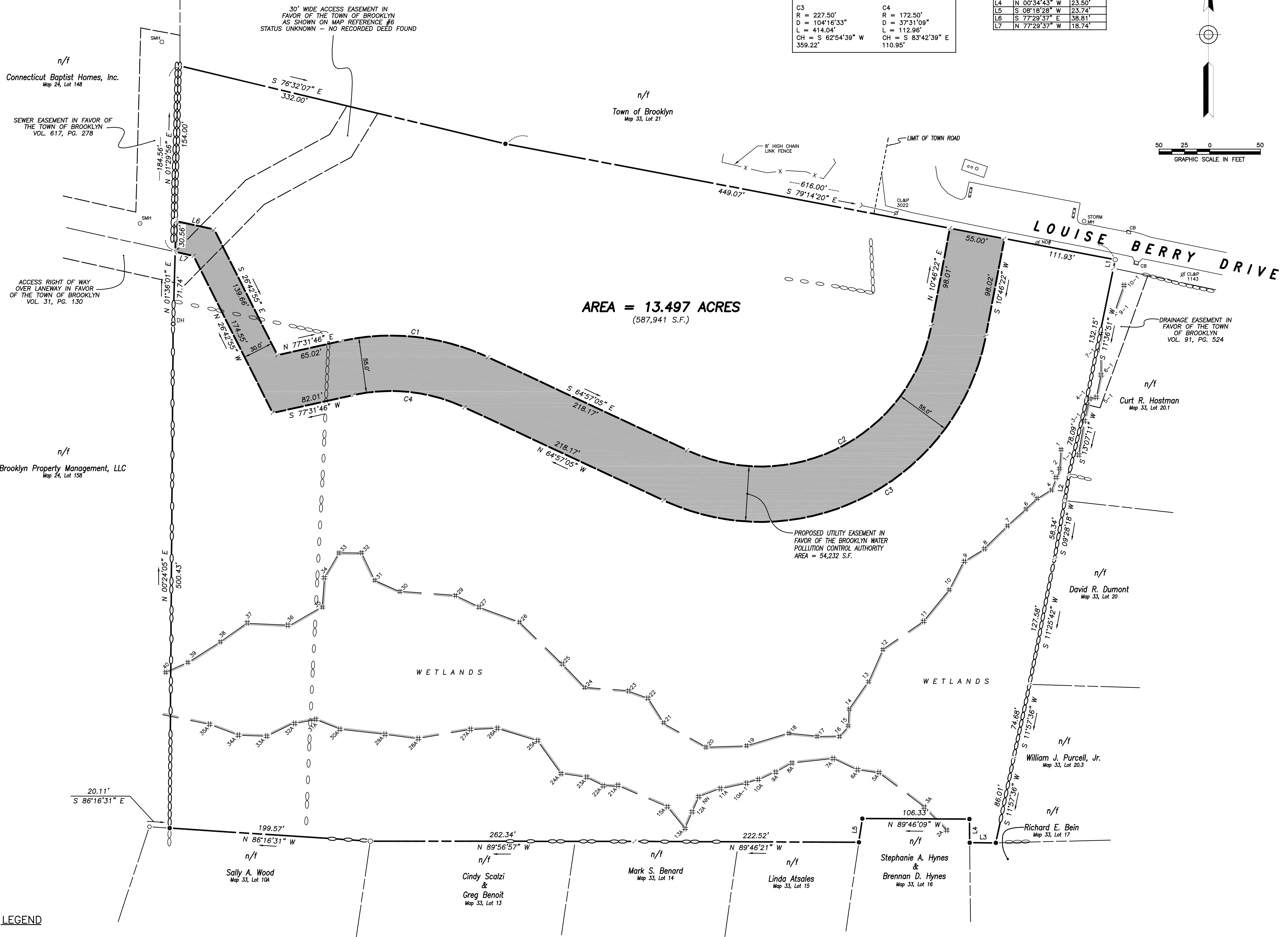
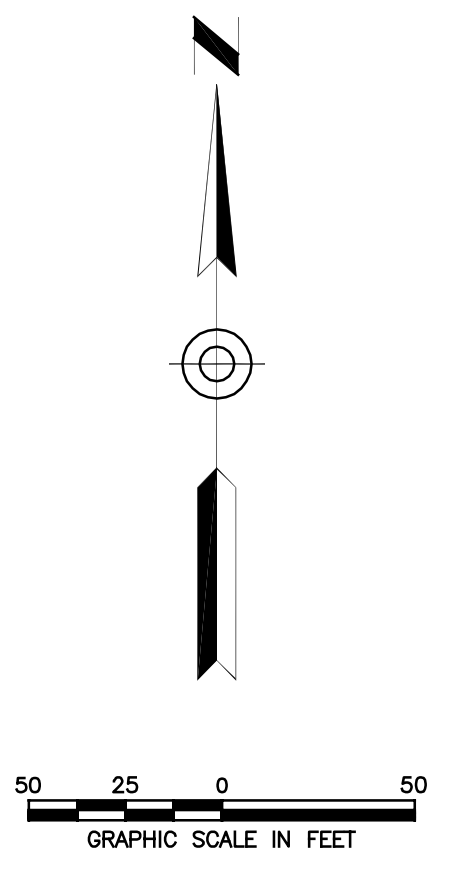
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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.

CURVE TABLE			
C1	R = 227.50'	C2	R = 172.50'
	D = 373'11.09"		D = 104°16'33"
	L = 148.97'		L = 313.94'
	CH = N 83°42'39" W 146.33'		CH = N 62°54'39" E 272.37'
C3	R = 227.50'	C4	R = 172.50'
	D = 104°16'33"		D = 373'11.09"
	L = 414.04'		L = 112.96'
	CH = S 62°54'39" W 359.22'		CH = S 83°42'39" E 110.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 113°44'49" W	8.88'
L2	S 09°28'18" W	25.48'
L3	N 89°46'21" W	25.92'
L4	N 00°34'43" W	23.50'
L5	S 08°18'28" W	23.74'
L6	S 77°29'37" E	38.81'
L7	N 77°29'37" W	16.74'



- NOTES:**
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DATE	DESCRIPTION
REVISIONS	

EASEMENT MAP
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

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Civil Engineering & Surveying

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DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 3 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

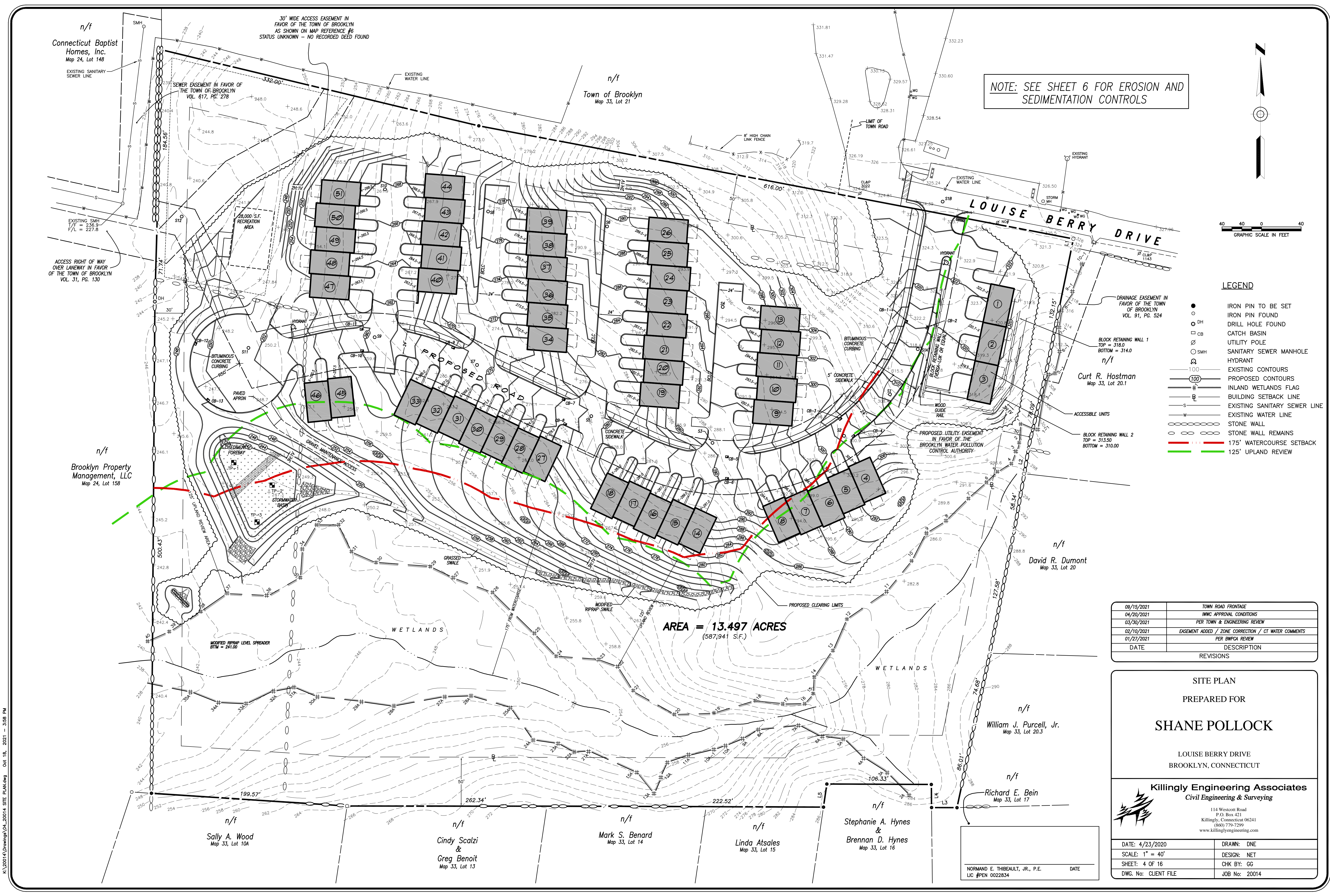
- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - ⊙ DRILL HOLE FOUND
 - ⊕ UTILITY POLE
 - ⊞ CATCH BASIN
 - SANITARY MANHOLE
 - INLAND WETLANDS FLAG
 - STONE WALL
 - STONE WALL REMAINS

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

GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

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NOTE: SEE SHEET 6 FOR EROSION AND SEDIMENTATION CONTROLS



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH SANITARY SEWER MANHOLE
- HYDRANT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- STONE WALL
- STONE WALL REMAINS
- 175' WATERCOURSE SETBACK
- 125' UPLAND REVIEW

DATE	DESCRIPTION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWMC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
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DATE	DESCRIPTION
REVISIONS	

SITE PLAN
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

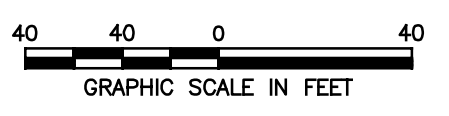
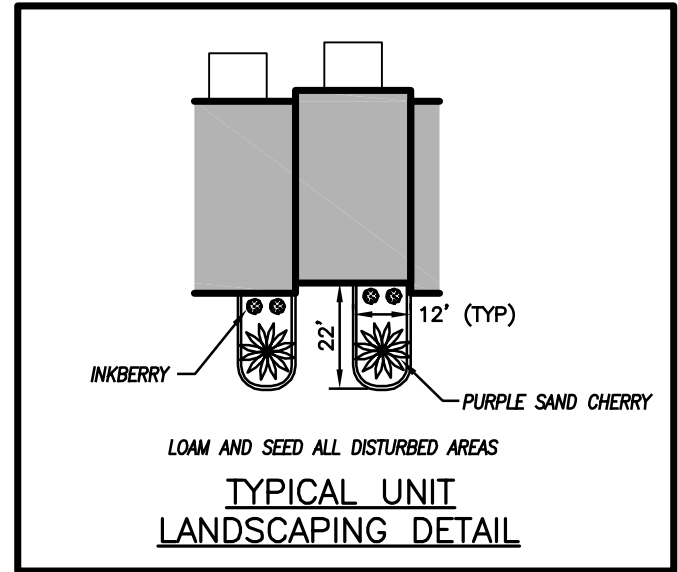
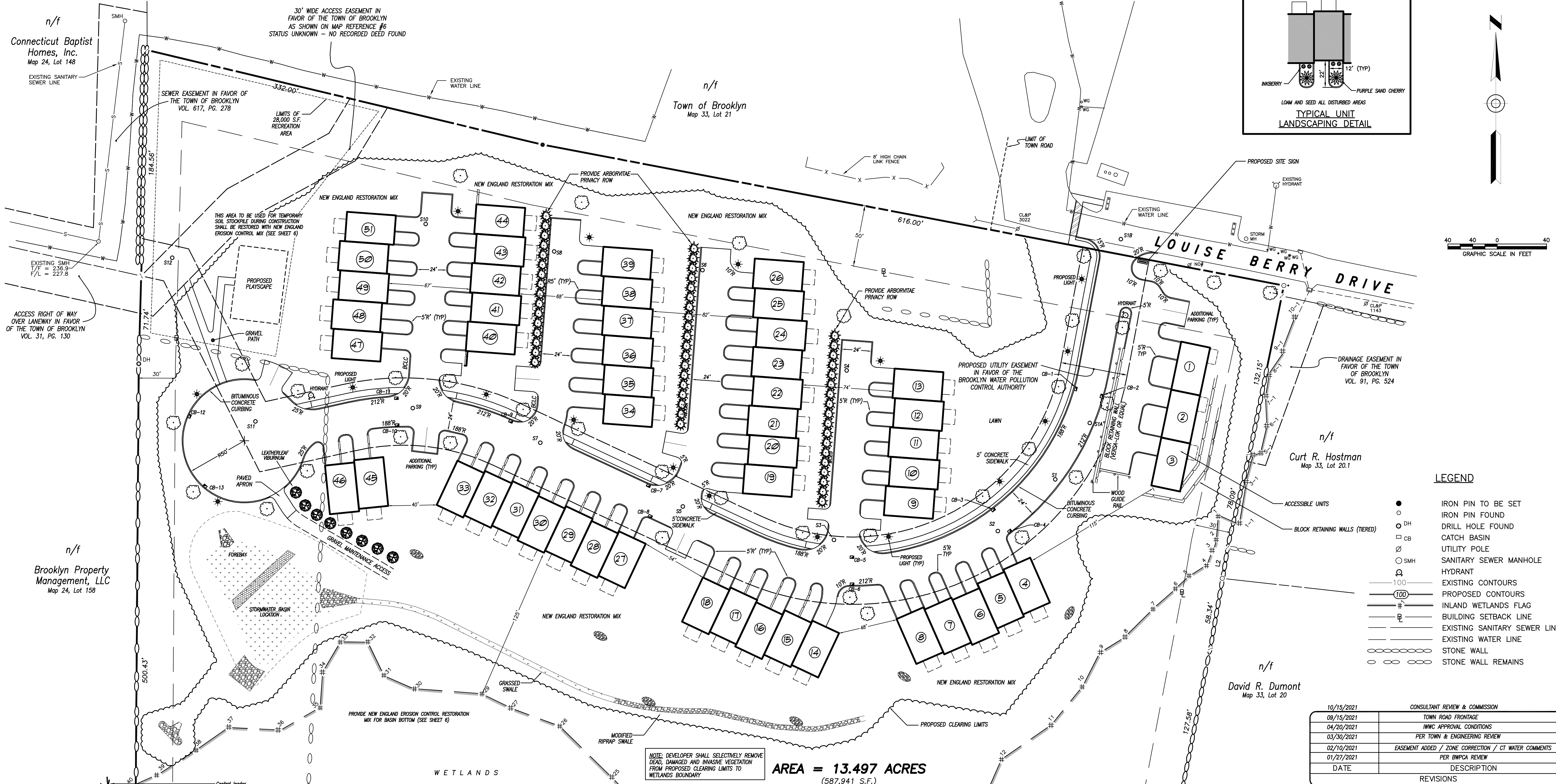
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DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 4 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E.
LIC #PEN 0022834

K:\2021\Killingly\04_2021\15 SITE PLAN.dwg Oct 18, 2021 - 3:58 PM

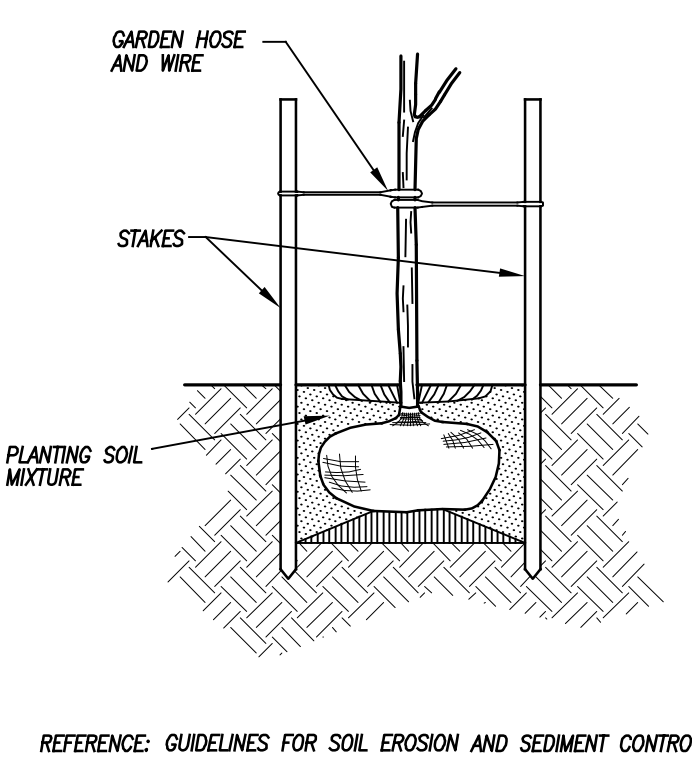
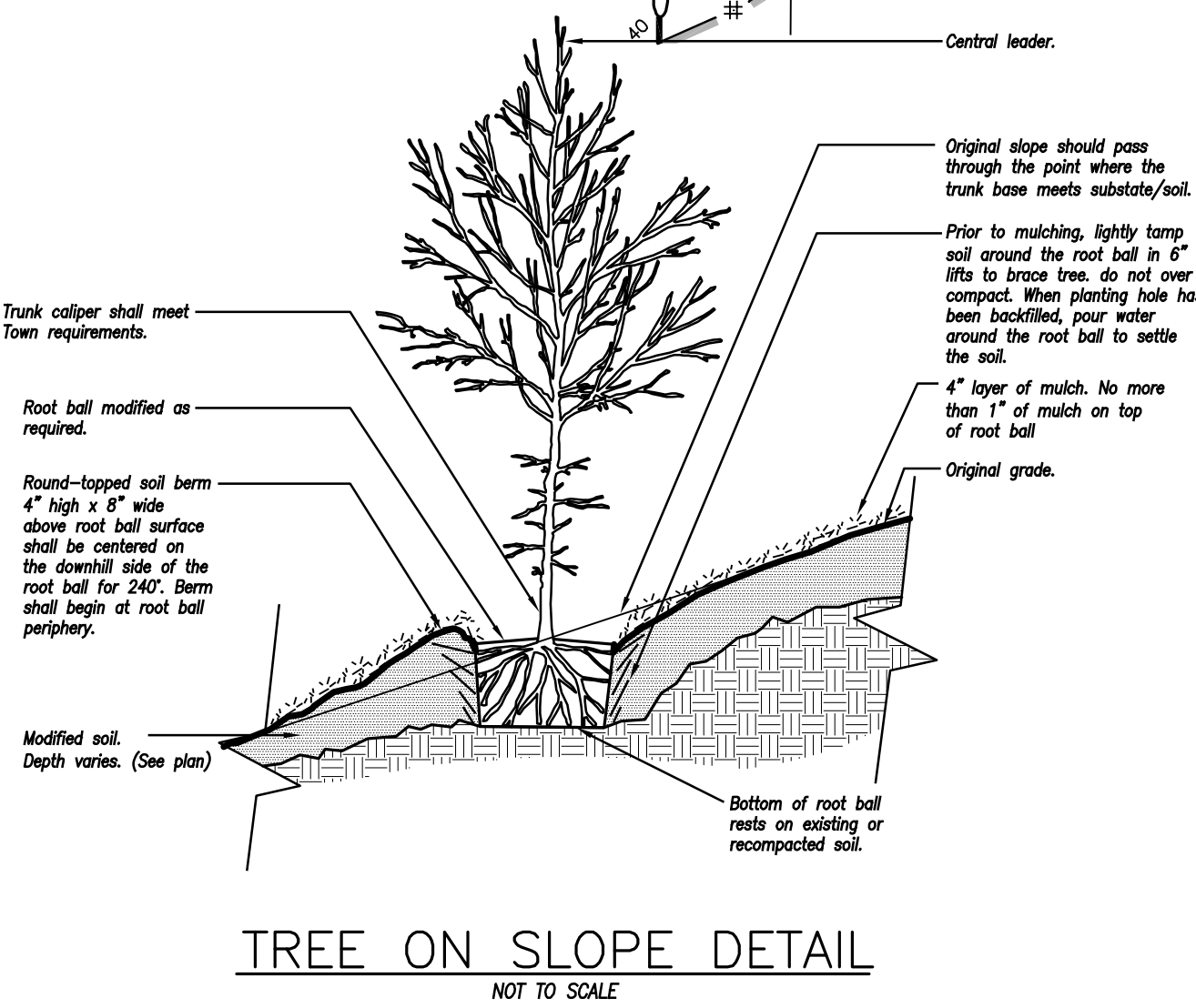


- LEGEND**
- IRON PIN TO BE SET
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 - DH DRILL HOLE FOUND
 - CB CATCH BASIN
 - UTY UTILITY POLE
 - SMH SANITARY SEWER MANHOLE
 - HYDRANT
 - 100 — EXISTING CONTOURS
 - (100) — PROPOSED CONTOURS
 - # — INLAND WETLANDS FLAG
 - B — BUILDING SETBACK LINE
 - S — EXISTING SANITARY SEWER LINE
 - W — EXISTING WATER LINE
 - ○ — STONE WALL
 - ○ — STONE WALL REMAINS

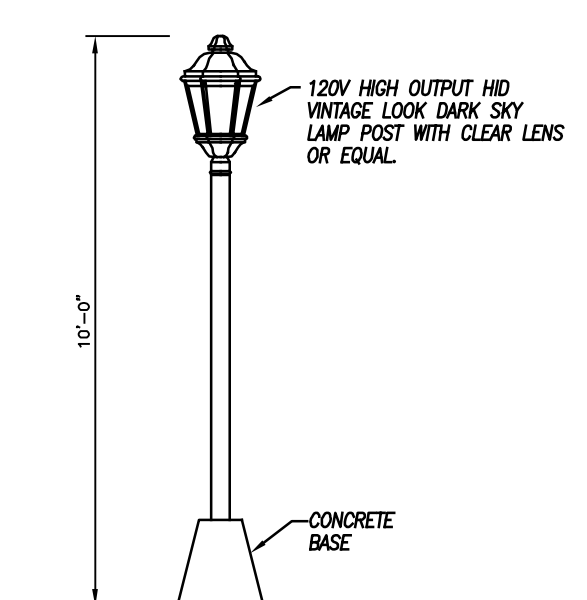
DATE	DESCRIPTION
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
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01/27/2021	PER BIMPCA REVIEW

AREA = 13.497 ACRES
(587,941 S.F.)

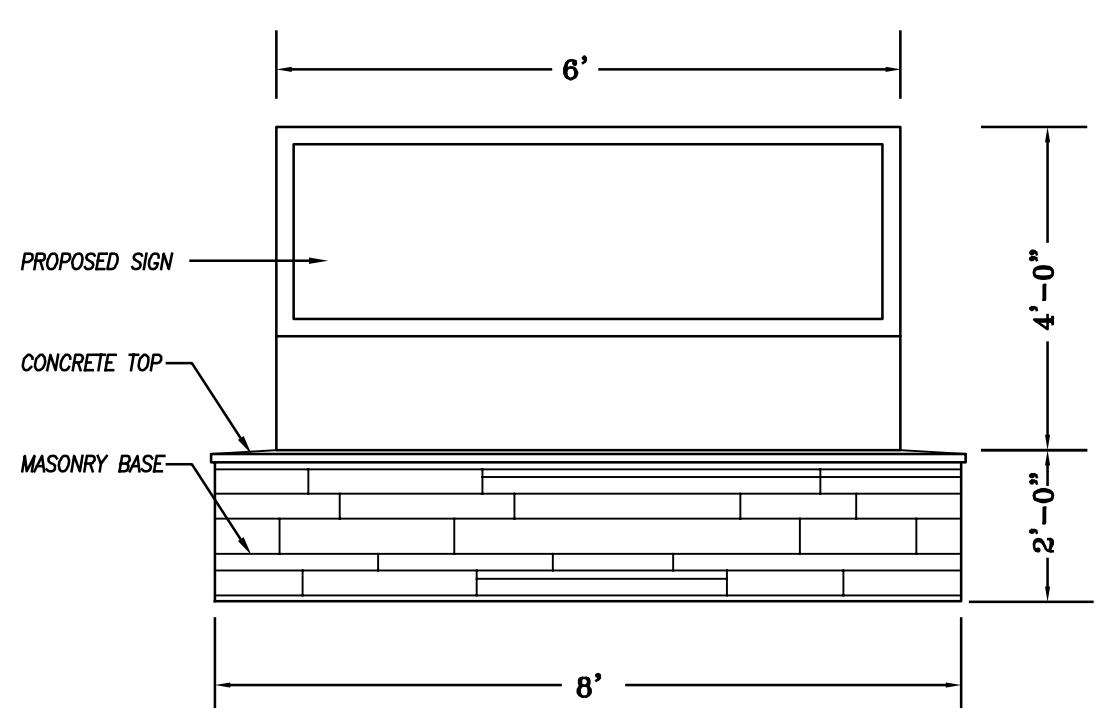
NOTE: DEVELOPER SHALL SELECTIVELY REMOVE DEAD, DAMAGED AND INVASIVE VEGETATION FROM PROPOSED CLEARING LIMITS TO WETLANDS BOUNDARY



PLANTING CROSS SECTION FOR TREES UNDER 20'
NOT TO SCALE



LIGHT POLE DETAIL
NOT TO SCALE



SITE SIGN DETAIL
NOT TO SCALE

LANDSCAPE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	NUMBER
Cornus kousa	Korean Flowering Dogwood Pink	2.5" cal.	10
Pyrus calleryna	Flowering Pear	2.5" cal.	23
Ilex glabra	Inkberry 'Shamrock'	1 gal.	102
Prunus x cistena	Purple Sand Cherry	1 gal.	51
Thuja occidentalis	Arborvitae "Emerald Green"	4' height	54
Viburnum rhytidophyllum	Leatherleaf Viburnum	4'	8

NOTE: Provide Cornus kousa at ends of drives and around cul-de-sac
Provide Pyrus calleryna for street trees

LAYOUT & LANDSCAPING PLAN
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
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DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 5 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E.
LIC #PEN 0022834

SEE SHEET 7 FOR WATER MAIN INSTALLATION NOTES

- DRAINAGE GENERAL NOTES:**
1. ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH INTERIOR AS MANUFACTURED BY ADVANCED DRAINAGE SOLUTIONS OR APPROVED EQUAL.
 2. CATCH BASIN TOPS SHALL BE TYPE "C" UNLESS OTHERWISE NOTED.
 3. ALL BASINS SHALL BE INSTALLED WITH 4" SUMPS.
 4. PROVIDE 4" SUMP AND HOODED OUTLET AT TERMINATION CATCH BASIN PRIOR TO DISCHARGE INTO STORMWATER BASIN.

- SANITARY SEWER GENERAL NOTES:**
1. ALL SANITARY SEWER MAINS SHALL BE 8" SDR 35 PVC.
 2. SANITARY SEWER LATERALS TO RESIDENCES SHALL BE 4" SDR 35 PVC AND SHALL BE INSTALLED WITH A MINIMUM 42" OF COVER AND A SLOPE OF 2%.
 3. LATERALS SHALL NOT BE INSTALLED DIRECTLY TO OR WITHIN 5' OF A SANITARY MANHOLE.
 4. SANITARY SEWER SYSTEM CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE BROOKLYN WPCA. THE CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE BROOKLYN WPCA AND NOTIFY THE BROOKLYN WPCA A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
 5. AS-BUILT DRAWINGS SHALL BE SUBMITTED AND APPROVED PRIOR TO PROJECT ACCEPTANCE.

- WATER MAIN & SERVICES:**
1. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE IN ACCORDANCE WITH CT WATER REQUIREMENTS.
 2. TAPS INTO EXISTING MAINS SHALL BE UNDER THE SUPERVISION OF CT WATER REPRESENTATIVES.
 3. WATER SERVICE CONNECTIONS TO THE WATER MAIN SHALL BE PER CT WATER REQUIREMENTS. SERVICES FROM SHUT OFF VALVES TO RESIDENCES SHALL BE 1" HDPE.
 4. HYDRANT REQUIREMENTS AND LOCATIONS SHALL BE DETERMINED BY THE TOWN OF BROOKLYN FIRE MARSHAL.

- TOWN OF BROOKLYN WATER POLLUTION CONTROL AUTHORITY (BWPCA) NOTES:**
1. PRIOR TO ANY WORK BEING CONDUCTED SANITARY SEWER, CONTRACTOR SHALL CONTACT ALAN CARPENTER, P.E., REPRESENTATIVE FOR THE BROOKLYN WPCA. PHONE: 860-208-3394 OR 508-659-7020 EMAIL: ALAN.CARPENTER@BROOKLYNWPCA.COM
 2. THE MAIN TRUNK LINE THROUGH THE SITE BE DEDICATED TO THE BWPCA UNDER A 30 FOOT WIDE EASEMENT (15 FEET EACH SIDE OF THE LINE) FOR OWNERSHIP, CONTROL AND MAINTENANCE RESPONSIBILITY. THE PERMANENT EASEMENT OVER THE MAIN TRUNK LINE WILL NEED TO BE CREATED, APPROVED BY BWPCA AND RECORDED IN THE TOWN OF BROOKLYN LAND RECORDS PRIOR TO ANY CONNECTIONS TO THE SYSTEM.
 3. THE EASTERN TERMINUS MANHOLE IN LOUISE BERRY DRIVE BE A MINIMUM OF 8 FEET DEEP FROM TOP OF FRAME TO INVERT AND AN 8 INCH SDR 35 STUB BE INSTALLED A MINIMUM OF 1 PIPE LENGTH (20 FEET) AT 0.4 FT/FT SLOPE AND CAPPED IN THE EAST FACING INVERT.
 4. THE ENTIRE SYSTEM BE CONSTRUCTED/INSTALLED IN ACCORDANCE WITH THE TOWN OF BROOKLYN WPCA CONSTRUCTION STANDARDS BY THE DEVELOPER. THE SYSTEM TO BE INSPECTED BY BWPCA REPRESENTATIVES DURING CONSTRUCTION. TESTED BY THE DEVELOPER AND CERTIFIED BY HIS ENGINEER AND "CLEARED FOR USE" BY BWPCA REPRESENTATIVES BEFORE THE SYSTEM CAN BE USED.
 5. UNLESS PROVIDED WITH DOCUMENTED PROOF OF ANTICIPATED USAGE, THE BWPCA IS CALCULATING THE ANTICIPATED USAGE AT 22,950 GALLONS PER DAY (51 UNITS X 450 GPD/PER UNIT). PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SEWER SYSTEM, THE BWPCA REQUIRES A PRE-CONSTRUCTION MEETING BE SCHEDULED BY THE DEVELOPER, TO INCLUDE AT A MINIMUM, AN INVITE TO THE BWPCA 72 HOURS MINIMUM IN ADVANCE OF THE MEETING AND ATTENDANCE BY THE DEVELOPER, HIS ENGINEER, THE GENERAL CONTRACTOR AND UTILITY CONTRACTOR (IF DIFFERENT ENTITIES).
 6. IT IS UNDERSTOOD THAT ALL COSTS RELATING TO THE CREATION OF THIS UTILITY EXTENSION, AND THE LEGAL CONTROL AND DOCUMENTATION OF IT SHALL BE BORNE ENTIRELY BY THE DEVELOPER.
 7. IT IS EXPECTED THAT CONNECTION FEES PER UNIT, BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND THE ONLY GUARANTEE OF SYSTEM CAPACITY AVAILABILITY IS RECEIPT OF THE CONNECTION FEES BY THE BWPCA.

- GENERAL NOTES:**
1. An as-built plan showing locations of all roadways, drainage and utilities shall be completed and filed with the town at the completion of the project infrastructure.
 2. Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
 3. There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.

CONSULTANT REVIEW & COMMISSION	
10/15/2021	TOWN ROAD FRONTAGE
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02/10/2021	PER BWPCA REVIEW
01/27/2021	DATE
	DESCRIPTION
	REVISIONS

EROSION CONTROL AND UTILITIES PLAN

PREPARED FOR

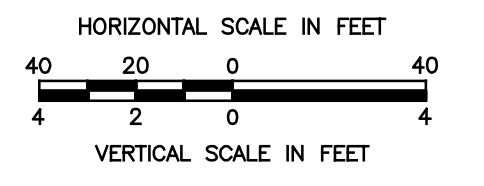
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LOUISE BERRY DRIVE
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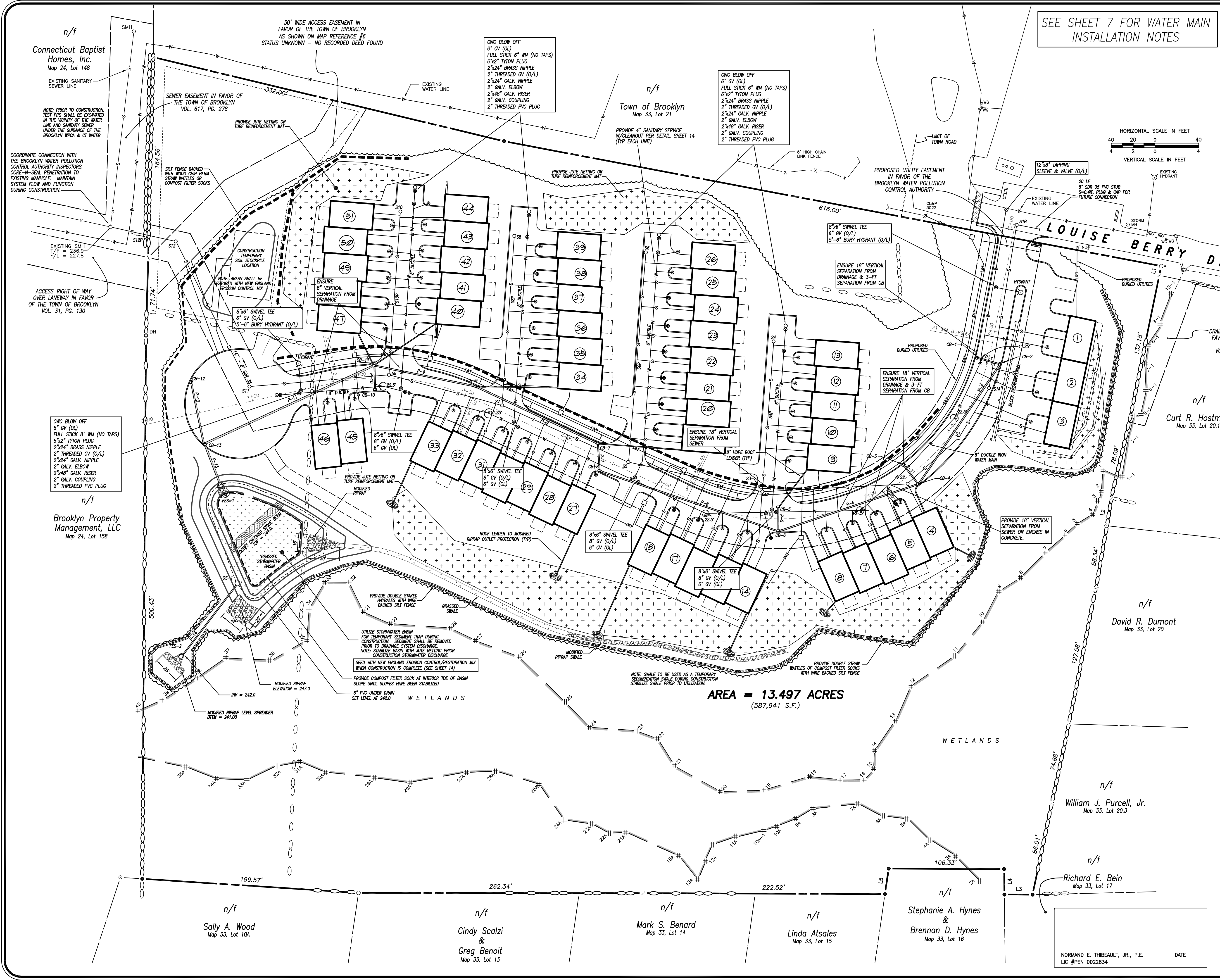
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DATE: 4/23/2020	DRAWN: DNE
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SHEET: 6 OF 16	CHK BY: GG
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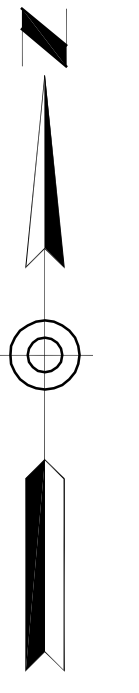
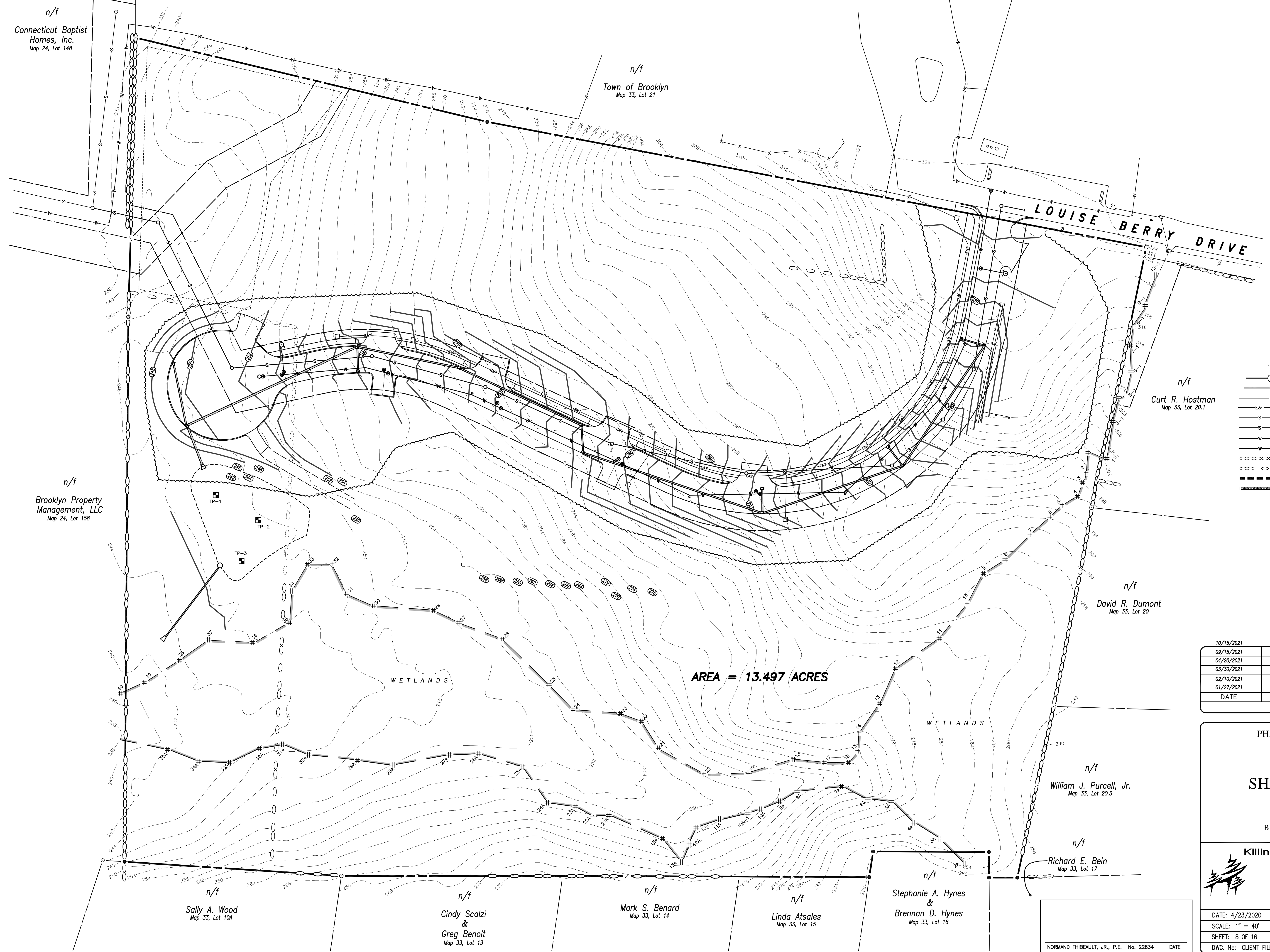


AREA = 13.497 ACRES
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LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
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- CB CATCH BASIN
- UTILITY POLE
- SMH EXISTING MANHOLE
- PROPOSED CONTOURS
- ▨ INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- E&T PROPOSED BURIED UTILITIES
- S EXISTING SANITARY SEWER LINE
- S PROPOSED SANITARY SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- ○ ○ ○ ○ STONE WALL
- ○ ○ ○ ○ STONE WALL REMAINS
- SILT FENCE
- STAKED HAYBALES

AREA = 13.497 ACRES

WETLANDS

WETLANDS

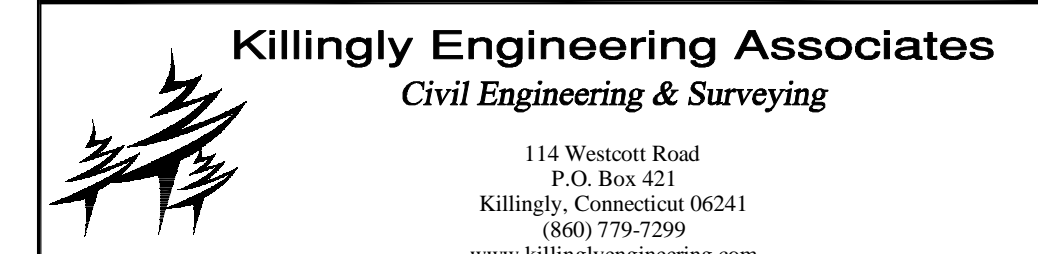
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	REVISIONS

PHASING PLAN - PHASE 1

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT



DATE: 4/23/2020	DRAWN: DNE
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NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

n/f
Connecticut Baptist
Homes, Inc.
Map 24, Lot 148

n/f
Town of Brooklyn
Map 33, Lot 21

n/f
Curt R. Hostman
Map 33, Lot 20.1

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David R. Dumont
Map 33, Lot 20

n/f
William J. Purcell, Jr.
Map 33, Lot 20.3

n/f
Richard E. Bein
Map 33, Lot 17

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Stephanie A. Hynes
&
Brennan D. Hynes
Map 33, Lot 16

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Linda Atsales
Map 33, Lot 15

n/f
Mark S. Benard
Map 33, Lot 14

n/f
Cindy Scalzi
&
Greg Benoit
Map 33, Lot 13

n/f
Sally A. Wood
Map 33, Lot 10A

n/f
Brooklyn Property
Management, LLC
Map 24, Lot 158

n/f
Connecticut Baptist
Homes, Inc.
Map 24, Lot 148

n/f
Town of Brooklyn
Map 33, Lot 21

LOUISE BERRY DRIVE

n/f
Curt R. Hostman
Map 33, Lot 20.1

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Brooklyn Property
Management, LLC
Map 24, Lot 158

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Map 33, Lot 10A

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Cindy Scalzi
&
Creg Benoit
Map 33, Lot 13

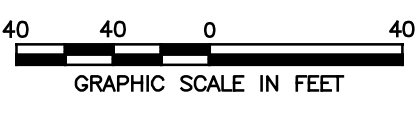
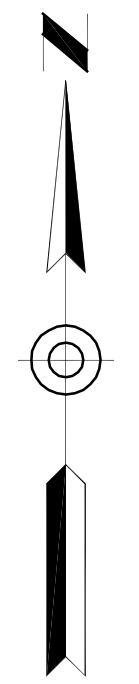
n/f
Mark S. Benard
Map 33, Lot 14

n/f
Linda Atsales
Map 33, Lot 15

AREA = 13.497 ACRES

WETLANDS

WETLANDS



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- S EXISTING SANITARY SEWER LINE
- S PROPOSED SANITARY SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- STONE WALL
- STONE WALL W/ALTERNATE SETBACK
- SILT FENCE
- STAKED HAYBALES

CONSULTANT REVIEW & COMMISSION	
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWMC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BNPCA REVIEW
DATE	DESCRIPTION
REVISIONS	

PHASING PLAN - PHASE 2
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
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: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 9 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

n/f
Connecticut Baptist
Homes, Inc.
Map 24, Lot 148

n/f
Town of Brooklyn
Map 33, Lot 21

LOUISE BERRY DRIVE

n/f
Curt R. Hostman
Map 33, Lot 20.1

n/f
Brooklyn Property
Management, LLC
Map 24, Lot 158

n/f
David R. Dumont
Map 33, Lot 20

n/f
William J. Purcell, Jr.
Map 33, Lot 20.3

n/f
Richard E. Bein
Map 33, Lot 12

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Stephanie A. Hynes
&
Brennan D. Hynes
Map 33, Lot 16

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Sally A. Wood
Map 33, Lot 10A

n/f
Cindy Scalzi
&
Creg Benoit
Map 33, Lot 13

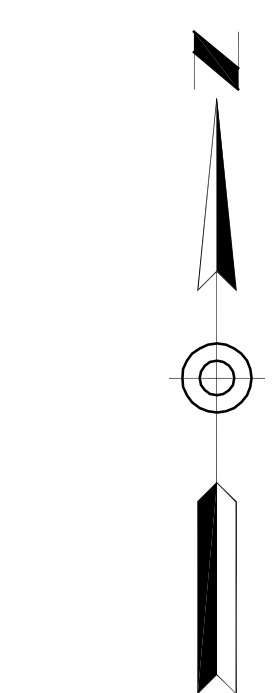
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Mark S. Benard
Map 33, Lot 14

n/f
Linda Atsales
Map 33, Lot 15

AREA = 13.497 ACRES

WETLANDS

WETLANDS



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
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- UTILITY POLE
- SMH EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- S EXISTING SANITARY SEWER LINE
- S PROPOSED SANITARY SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- STONE WALL
- STONE WALL REMAINS
- SILT FENCE
- STAKED HAYBALES

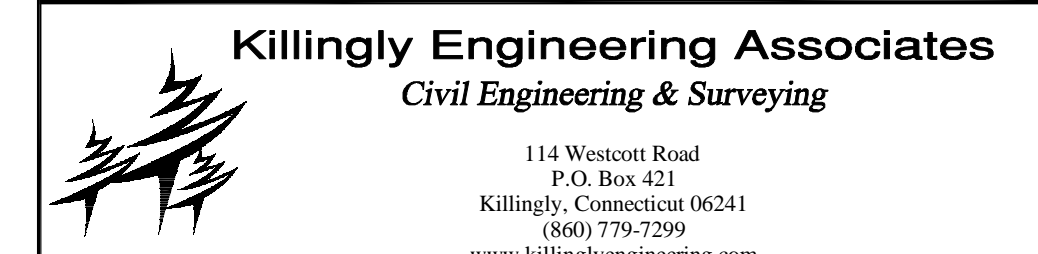
10/15/2021 CONSULTANT REVIEW & COMMISSION	
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWMC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BNPCA REVIEW
DATE	DESCRIPTION
REVISIONS	

PHASING PLAN - PHASE 3

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT



DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 10 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

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n/f
Connecticut Baptist
Homes, Inc.
Map 24, Lot 148

n/f
Town of Brooklyn
Map 33, Lot 21

LOUISE BERRY DRIVE

n/f
Curt R. Hostman
Map 33, Lot 20.1

n/f
Brooklyn Property
Management, LLC
Map 24, Lot 158

n/f
David R. Dumont
Map 33, Lot 20

n/f
William J. Purcell, Jr.
Map 33, Lot 20.3

n/f
Richard E. Bein
Map 33, Lot 12

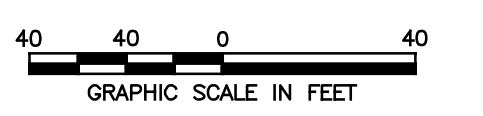
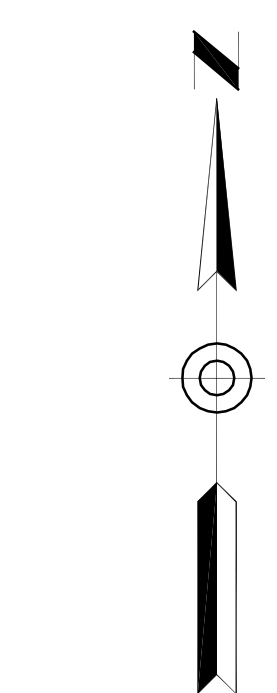
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Stephanie A. Hynes
&
Brennan D. Hynes
Map 33, Lot 16

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Sally A. Wood
Map 33, Lot 10A

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Cindy Scalzi
&
Greg Benoit
Map 33, Lot 13

n/f
Mark S. Benard
Map 33, Lot 14

n/f
Linda Atsales
Map 33, Lot 15



LEGEND

- IRON PIN TO BE SET
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- UTILITY POLE
- SMH EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- S EXISTING SANITARY SEWER LINE
- S PROPOSED SANITARY SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- STONE WALL
- STONE WALL REVERSE SETBACK
- SILT FENCE
- STAKED HAYBALES

AREA = 13.497 ACRES

WETLANDS

WETLANDS

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10/15/2021	TOWN ROAD FRONTAGE
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02/10/2021	PER BNPCA REVIEW
01/27/2021	DATE
	DESCRIPTION
	REVISIONS

PHASING PLAN - PHASE 4
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
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: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 11 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

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n/f
Connecticut Baptist
Homes, Inc.
Map 24, Lot 148

n/f
Town of Brooklyn
Map 33, Lot 21

LOUISE BERRY DRIVE

n/f
Curt R. Hostman
Map 33, Lot 20.1

n/f
Brooklyn Property
Management, LLC
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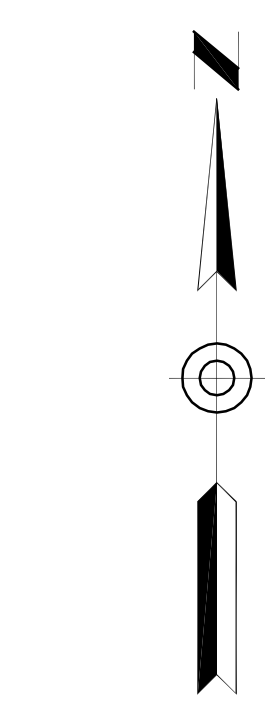
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Mark S. Benard
Map 33, Lot 14

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Linda Atsales
Map 33, Lot 15

AREA = 13.497 ACRES

WETLANDS

WETLANDS



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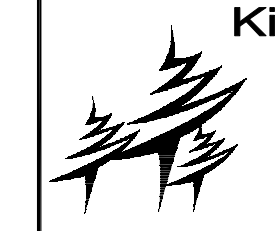
PHASING PLAN - PHASE 5

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying



114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
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www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 12 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. U.S.D.A. N.R.C.S. Web Soil Survey.

The project will require registration under the "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DRAINING WASTEWATERS ASSOCIATED WITH CONSTRUCTION ACTIVITIES" with the CTDEEP. 60 days prior to any activity on site, the developer or his representative shall submit the registration to the CTDEEP. The Town of Brooklyn will be given a copy of the registration approval.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the Contractor, 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. The representative for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water. The application of calcium chloride is not permitted adjacent to wetland resource areas or within 100' of these areas.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. 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.

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 (knocked over), 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:

SEED SELECTION
Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-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. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

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 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING
Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING
Temporary seedings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

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 fill 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. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 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 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retille compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS:

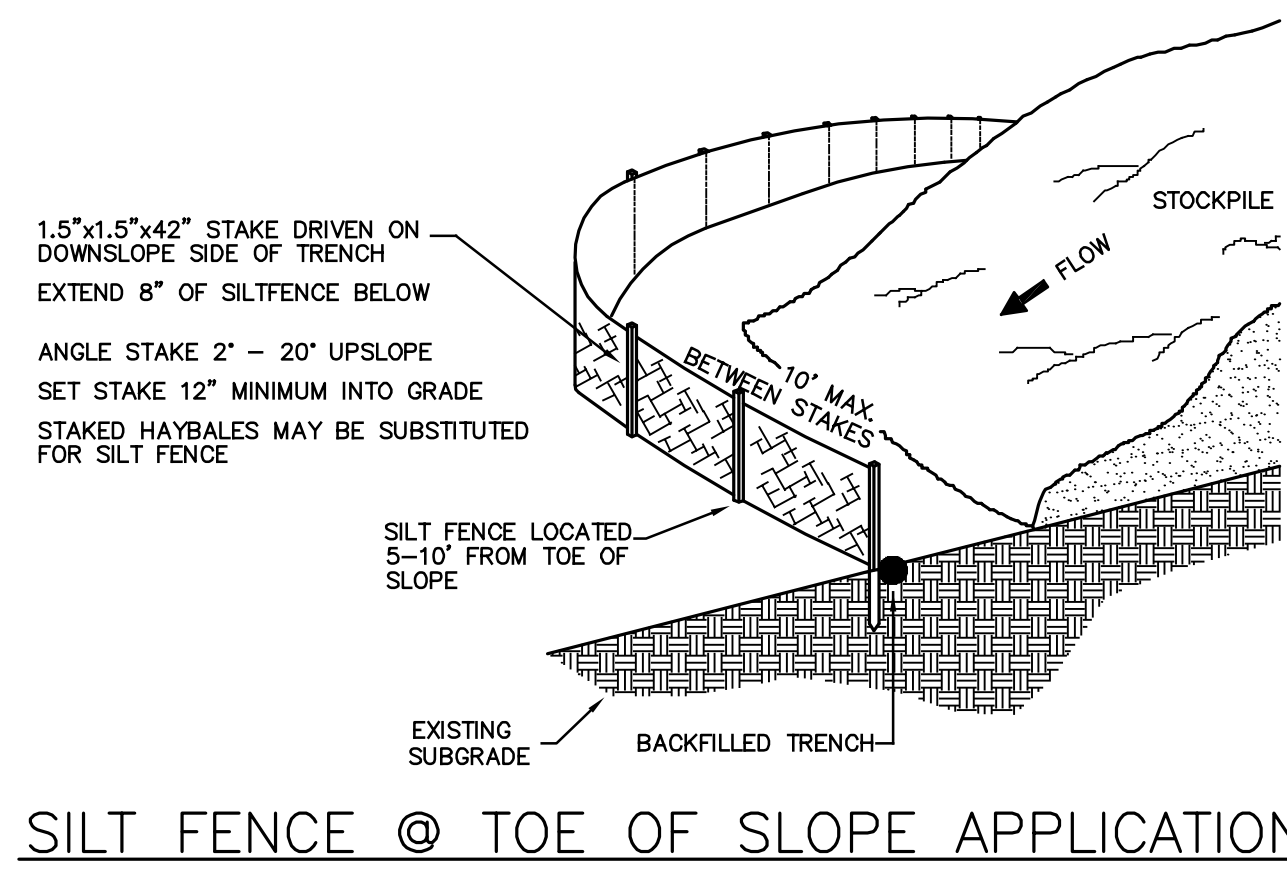
1. Flag the limits of disturbance and schedule pre-construction meeting with Town of Brooklyn wetlands Agent.
2. The only work that shall be permitted prior to installation of perimeter erosion controls shall be clearing of vegetation. No grubbing shall be conducted until the perimeter erosion and sediment controls have been installed per the plan and inspected by the Town of Brooklyn Agent. Written approval for installation of the erosion and sedimentation controls shall be obtained from the Town of Brooklyn WMC Agent prior to commencing with any other work.
3. Contact utility companies for scheduling installation of utilities and connections
4. Install the anti-tracking construction entrance.
5. Cut trees within the defined clearing limits and remove the cut wood.
6. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
7. Chip brush and slash, stockpile chips for use on site or remove off site.
8. Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
9. Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
10. Excavate stormwater basin to be utilized as a temporary sedimentation basin during construction. Install drainage structures and pipe and provide inlet protection at catch basins.
11. Install and compact processed gravel for roadway base.
12. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
13. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or stacked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
14. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
15. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
16. Install utilities in the locations shown on the plans.
17. Prepare sub-base for roadway for final grading.
18. Excavate for building footings, stockpile soil and pour footings & slab. Begin phased building construction.
19. Place topsoil where required and install any proposed landscaping upon completion of each building.
20. Install first course of pavement to each building as they are completed and required landscaping.
21. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
22. Install final course of pavement upon the completion of the final structure.
23. Fine grade, rake, seed and mulch to within 2' of the pavement.
24. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

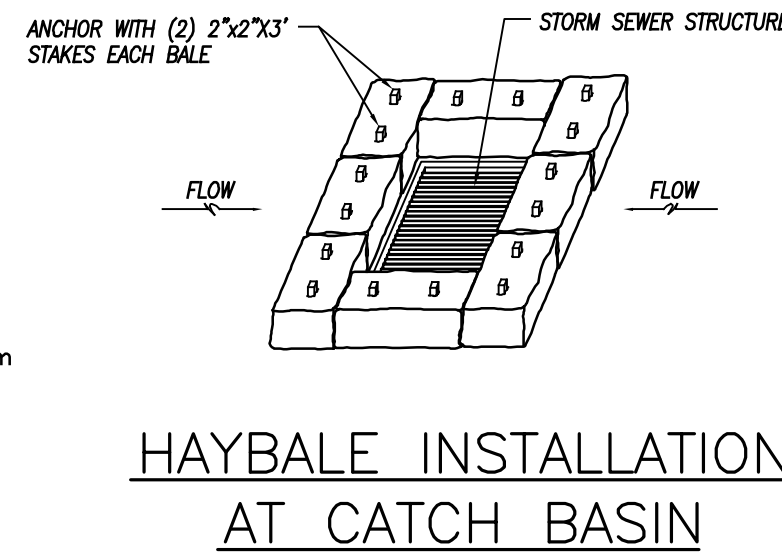
Shane Pollock
101 Mackin Drive
Griswold, CT 06351
(860) 888-3129

CONSTRUCTION NOTES/GENERAL PROVISIONS

1. The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary to verify and/or determine actual locations of some utilities & structures. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.
2. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
3. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 818", and supplements thereto.
4. The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
5. Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.
6. The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
7. The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.
8. The Contractor shall be responsible for preparing and compacting base for proposed pavement. Owner shall provide general fill to establish subgrade - contractor shall spread and compact. Contractor shall provide, spread and compact required processed aggregate.
9. The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment shall be removed from the stormwater system, silt fence removed and disposed of, excess construction materials removed, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency. Any material removed from the site shall be relocated to an approved off-site disposal area.
10. Upon completion of construction, accumulated sediment and other deleterious materials shall be thoroughly removed catch basins, manholes, pipes and swales and disposed of off site. Additionally, the stormwater detention basin bottom and structures shall be cleaned and restored to "like new" condition.



SILT FENCE @ TOE OF SLOPE APPLICATION
NOT TO SCALE



HAYBALE INSTALLATION AT CATCH BASIN
NOT TO SCALE

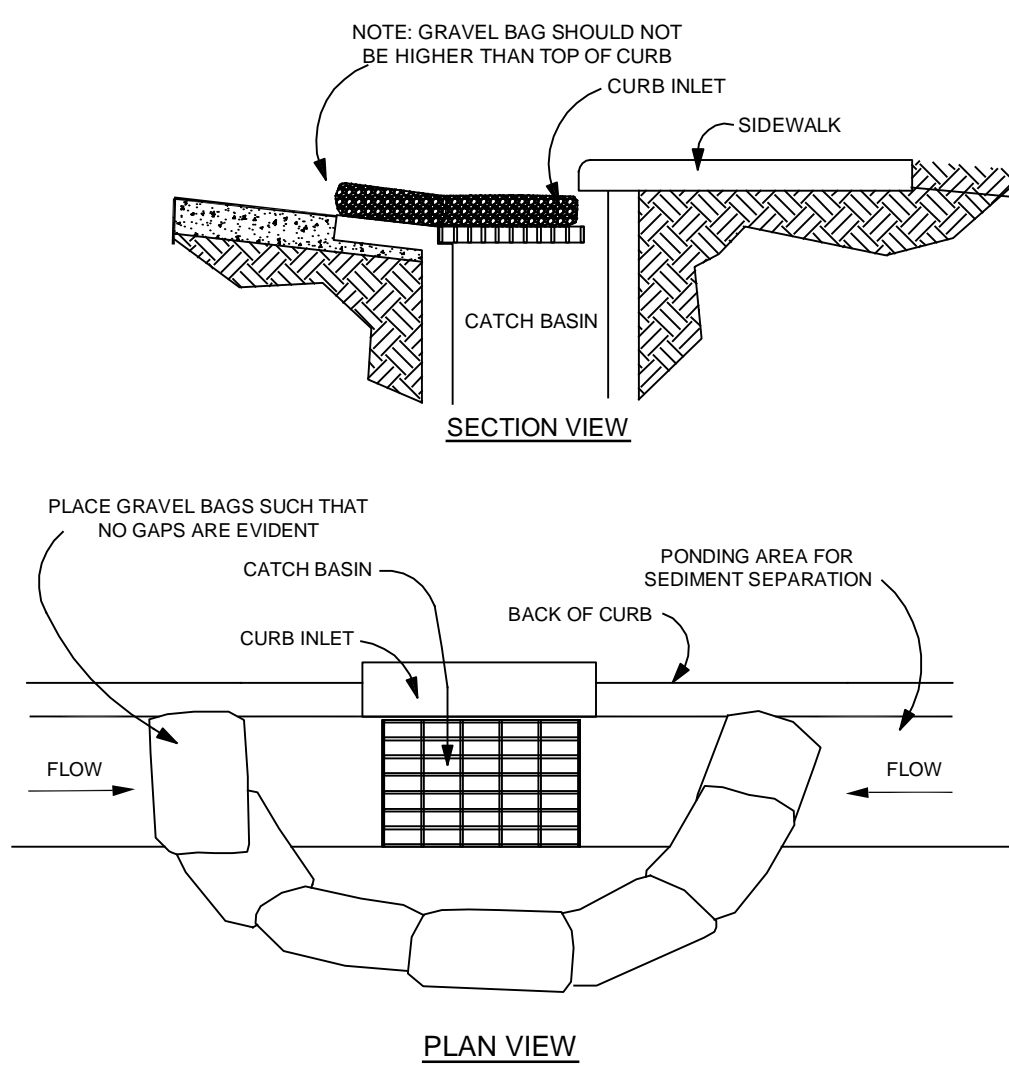
DEEP TEST HOLE EVALUATION - November 25, 2020
Normand Thibault, Jr., P.E., Killingly Engineering Associates

TEST PIT	DEPTH	PROFILE
1	0" - 10"	Topsoil
	10" - 18"	Orange-brown fine sandy loam
	18" - 44"	Gray fine silty sand w/rocks
	44" - 72"	Gray rocky gravel - compact
	Ledge	N/A
2	0" - 9"	Topsoil
	9" - 21"	Orange-brown fine sandy loam
	21" - 41"	Gray fine silty sand/rocks
	41" - 74"	Gray rocky sandy gravel - compact
	Ledge	N/A
3	0" - 10"	Topsoil
	10" - 24"	Orange-brown fine sandy loam
	24" - 41"	Gray fine silty sand/rocks
	41" - 71"	Hardpan
	Ledge	N/A
	GWT	N/A
	Mottling	41"

PERCOLATION TEST RESULT - November 27, 2020
Killingly Engineering Associates - Normand Thibault, P.E.

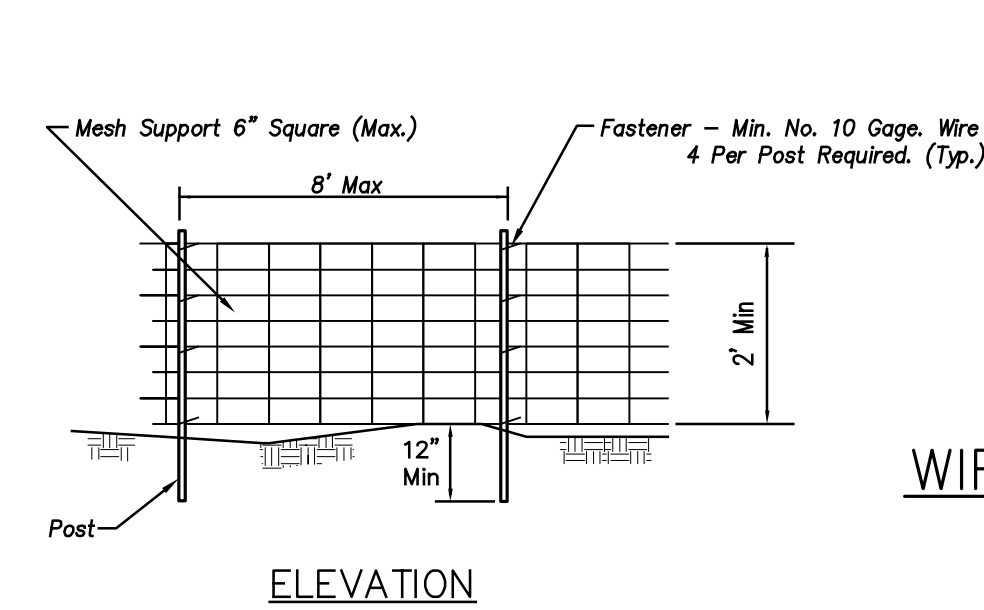
Depth = 24" Rate = 6.7 min./in.

Time	Reading
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1:35	7.5"
1:40	11"
1:45	12.5"
1:50	14"
2:00	15.5"
2:05	16.75"
2:10	17.5"
2:15	18.25"
2:20	19"

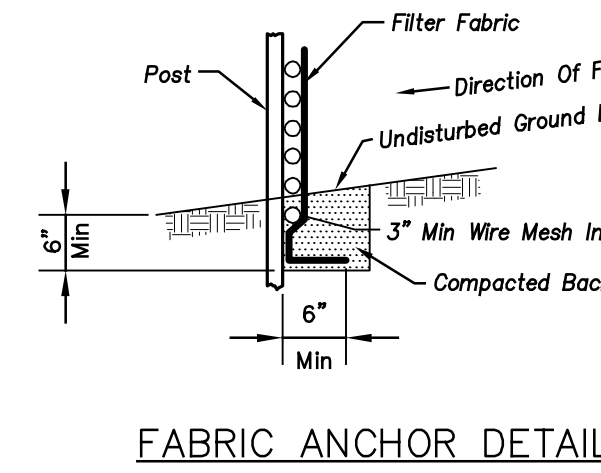


- NOTES:**
1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH 1/2 INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYED SUCH THAT NO GAPS ARE EVIDENT.
 3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
 4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, NEVER BLOCK THE CURB INLET.

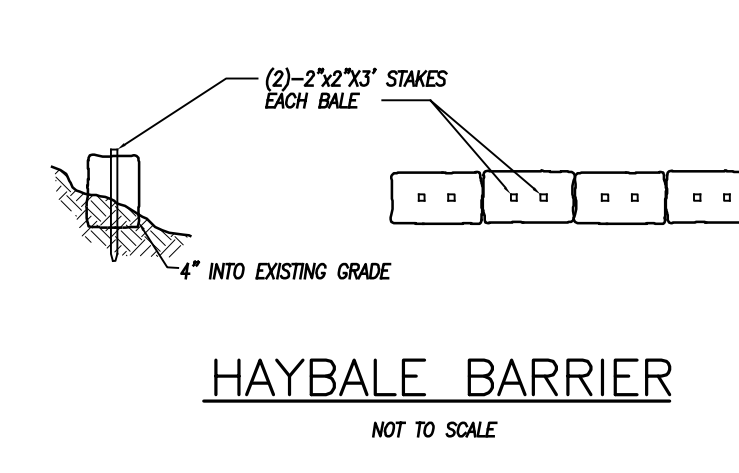
STANDARD GRAVEL BAG CURB INLET PROTECTION



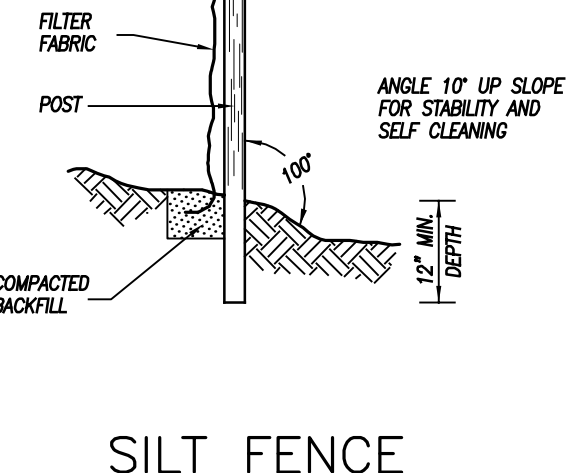
WIRE BACKED SILT FENCE



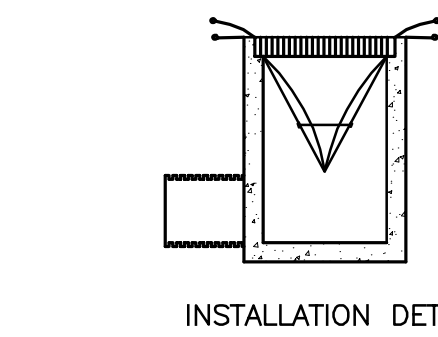
FABRIC ANCHOR DETAIL



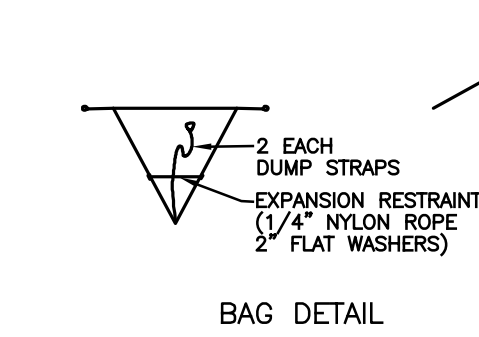
HAYBALE BARRIER
NOT TO SCALE



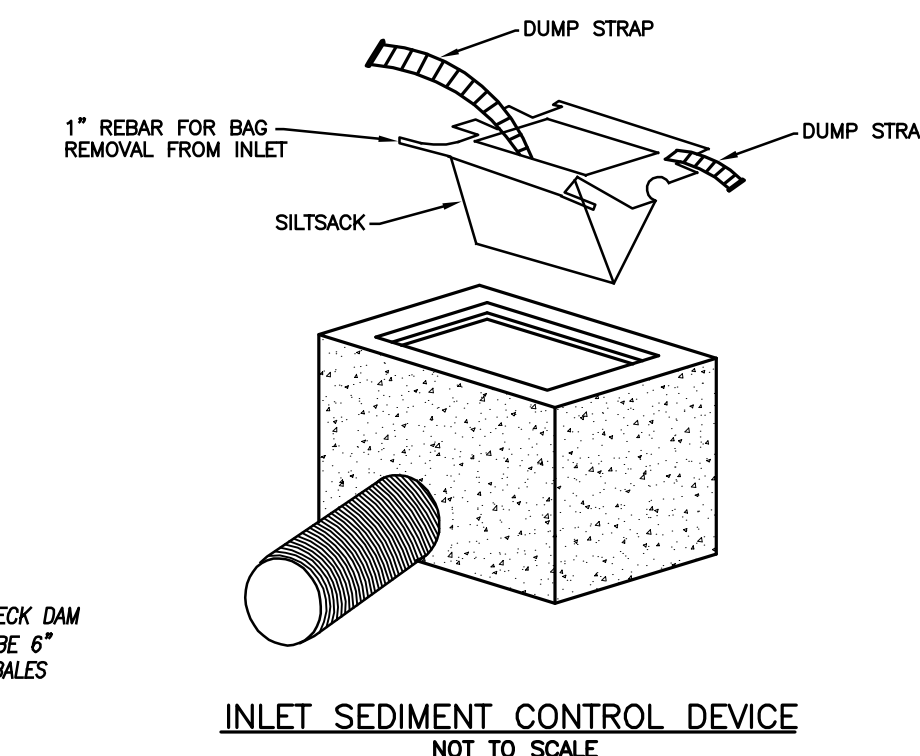
SILT FENCE
NOT TO SCALE



INSTALLATION DETAIL



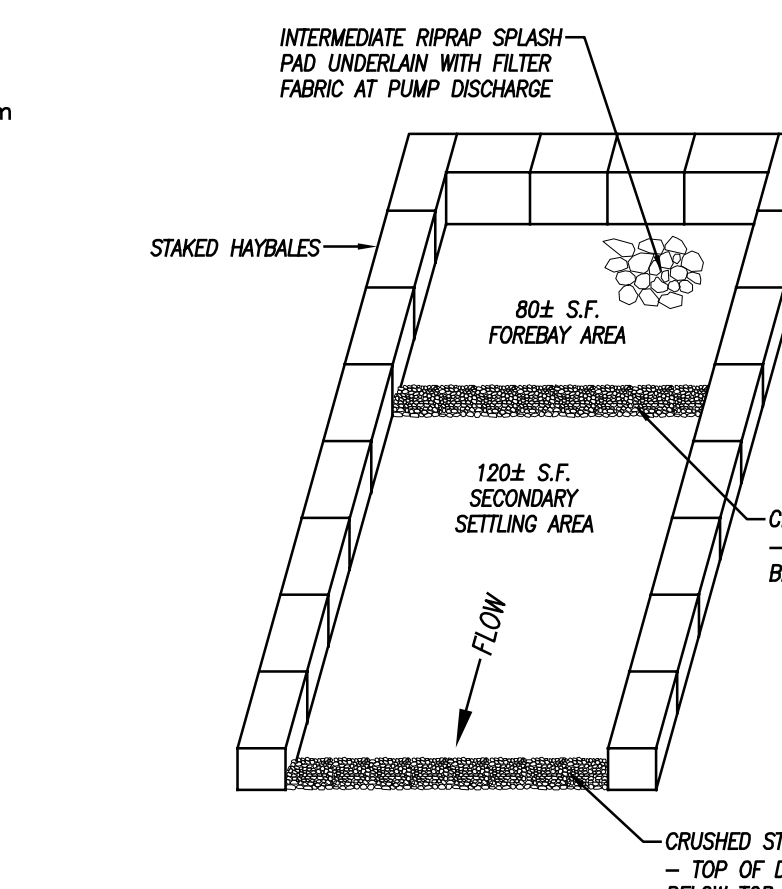
BAG DETAIL



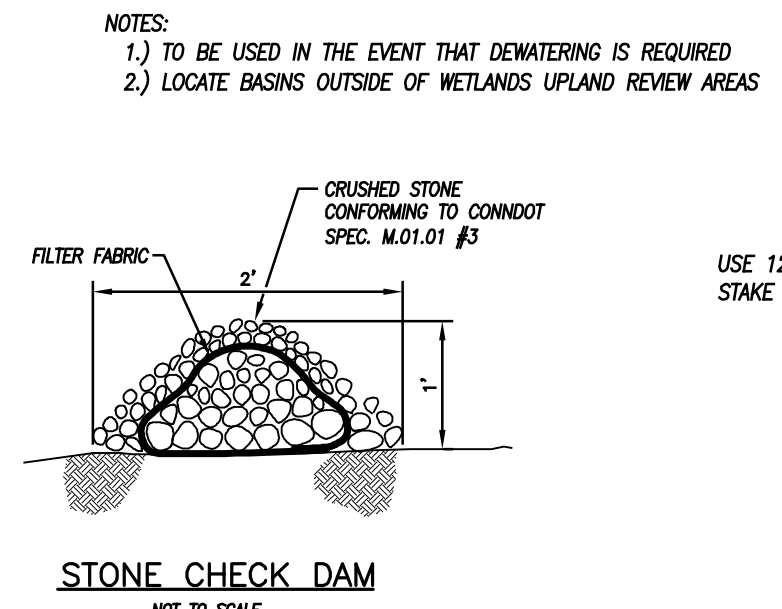
INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

INSTALLATION & MAINTENANCE

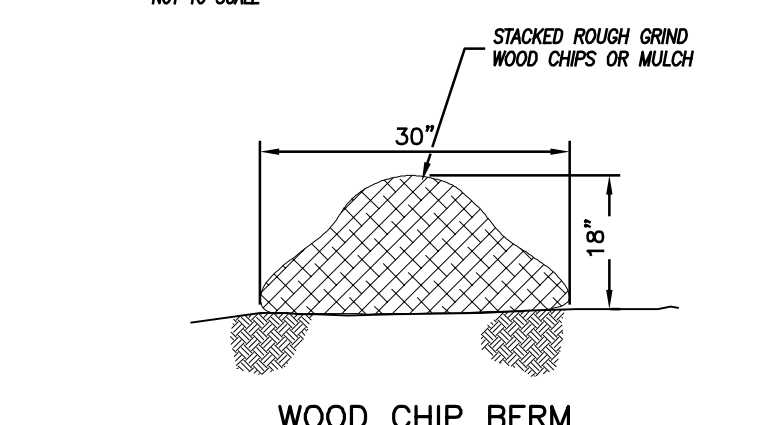
1. Install as directed by manufacturer.
2. Inspect the catch basin sediment device at least once a week (preferably twice) and after rainfall events of 0.5" or greater.
3. Remove sediment when the silt sack is 1/2 full. Sediment shall be deposited in an area which is not regulated by the Inland Wetlands Commission.
4. Replace or repair within 24-hours of observed failure. Failure may include:
 - Overtopping, or bypassed by runoff water.
 - The geotextile has decomposed or has been damaged.



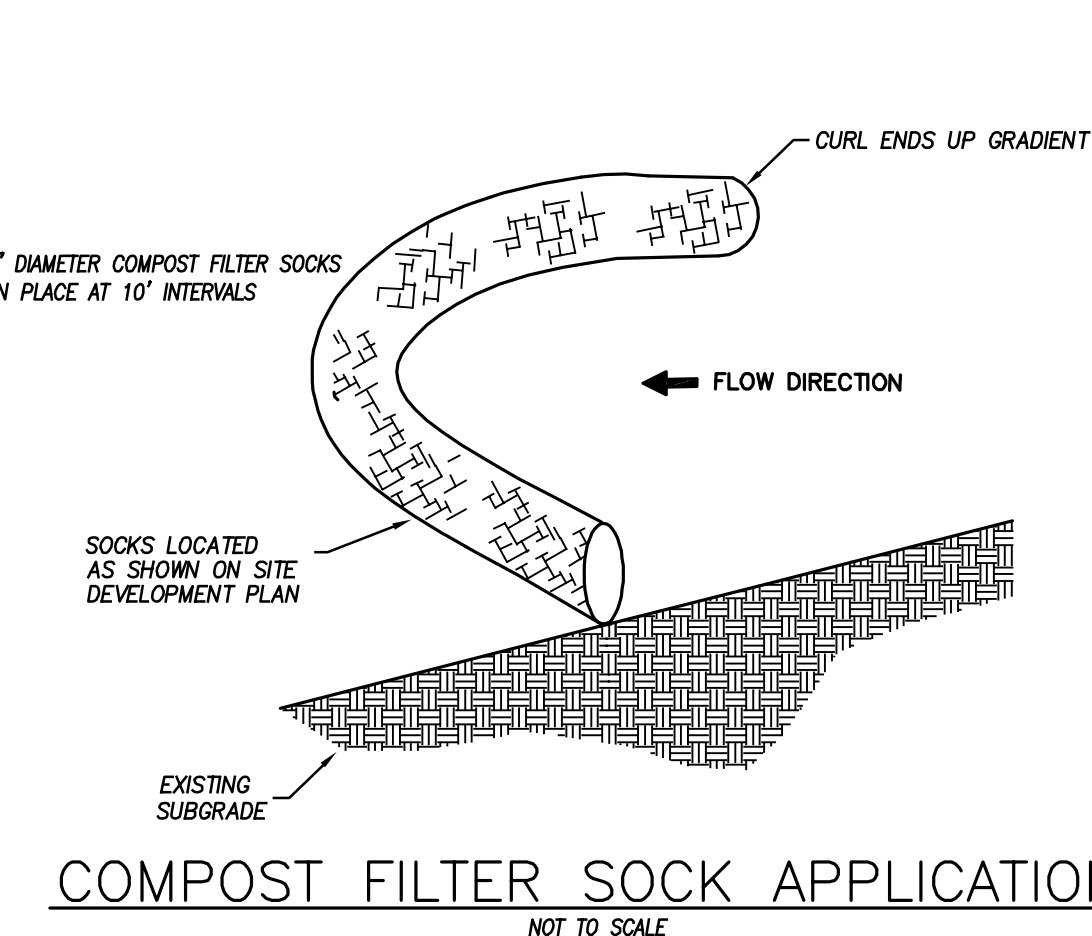
PUMPING OUTLET BASIN
NOT TO SCALE



STONE CHECK DAM
NOT TO SCALE



WOOD CHIP BERM
NOT TO SCALE



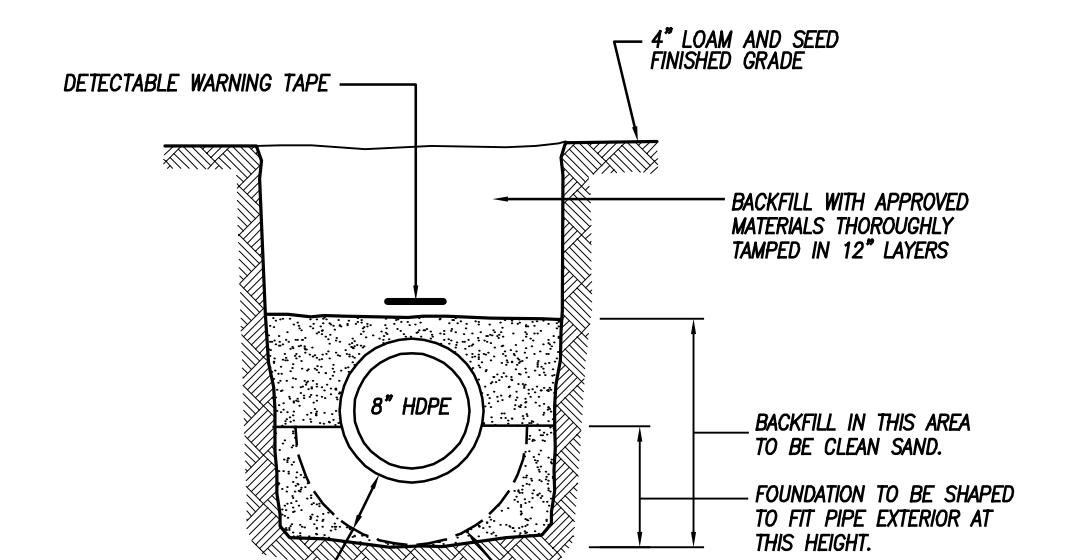
COMPOST FILTER SOCK APPLICATION
NOT TO SCALE

- NOTES:**
- MAY BE USED AS A STRUCTURAL BACKING FOR SILT FENCE
 - WHEN USED SINGLY, REMOVE SEDIMENT WHEN HALF THE HEIGHT OF THE SOCK HAS BEEN REACHED
 - PROVIDE SOCK AS MANUFACTURED BY "FILTRIX" OR ENGINEER APPROVED EQUAL.

NORMAND E. THIBAUT, JR., P.E. DATE
LIC #PEN 0022834

- NOTES:**
1. Wires of mesh support shall be min. gage no. 12.
 2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 50 for woven.
 4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.

CONSTRUCTION ENTRANCE
NOT TO SCALE



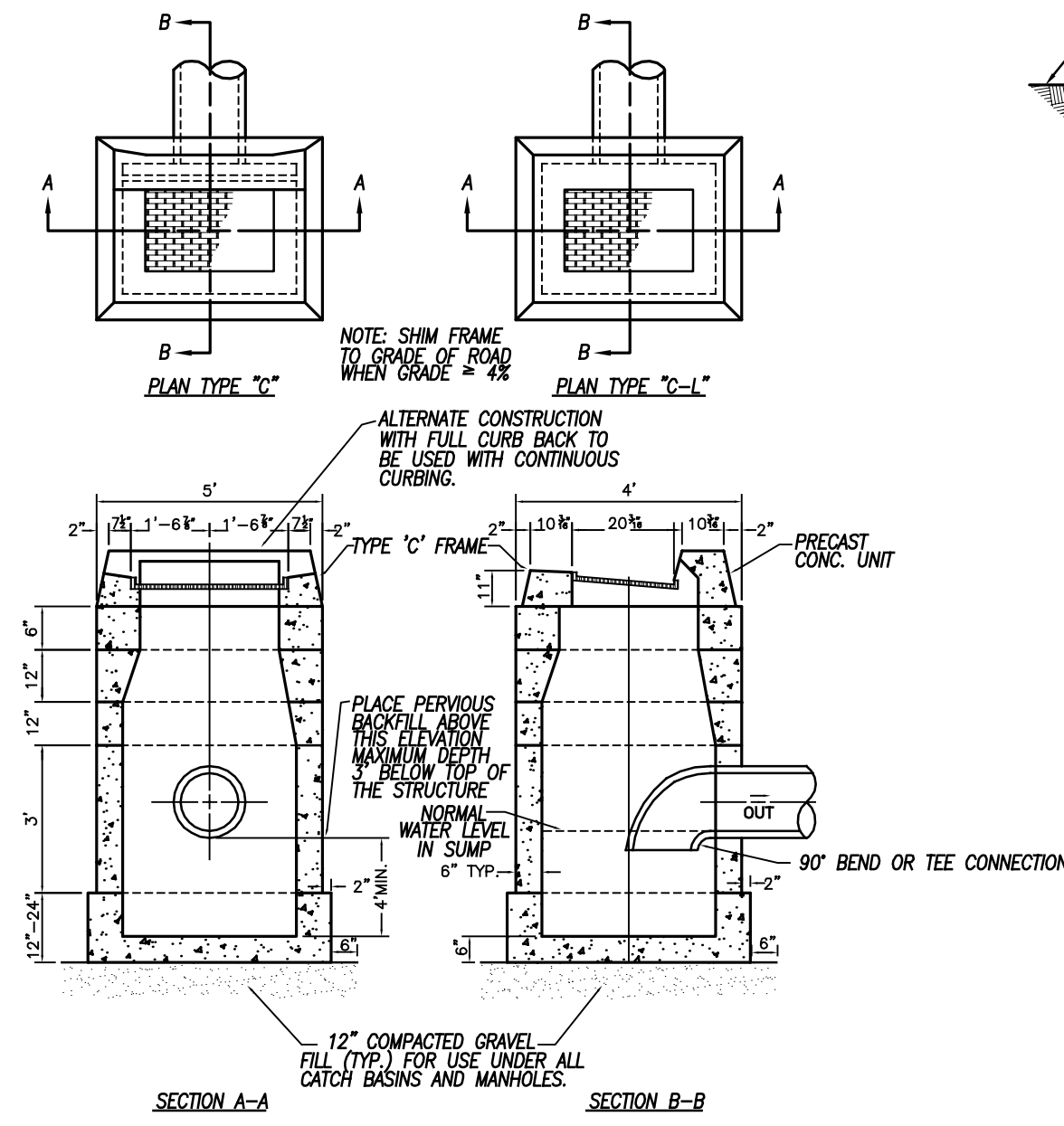
ROOF LEADER PIPE IN TRENCH DETAIL
NOT TO SCALE

DATE	REVISIONS
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	IWMC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BNPCC REVIEW

DETAIL SHEET
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

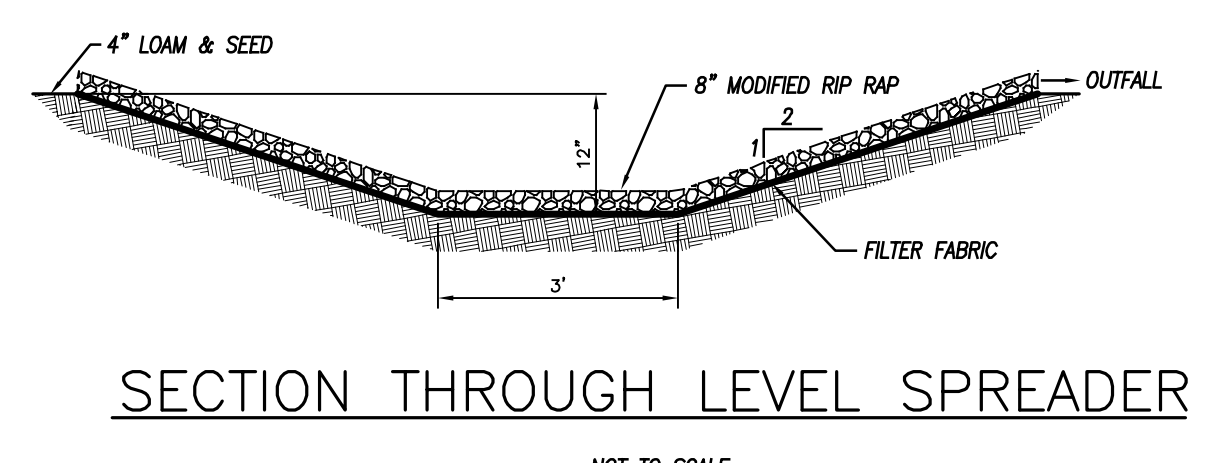
Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
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Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 13 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

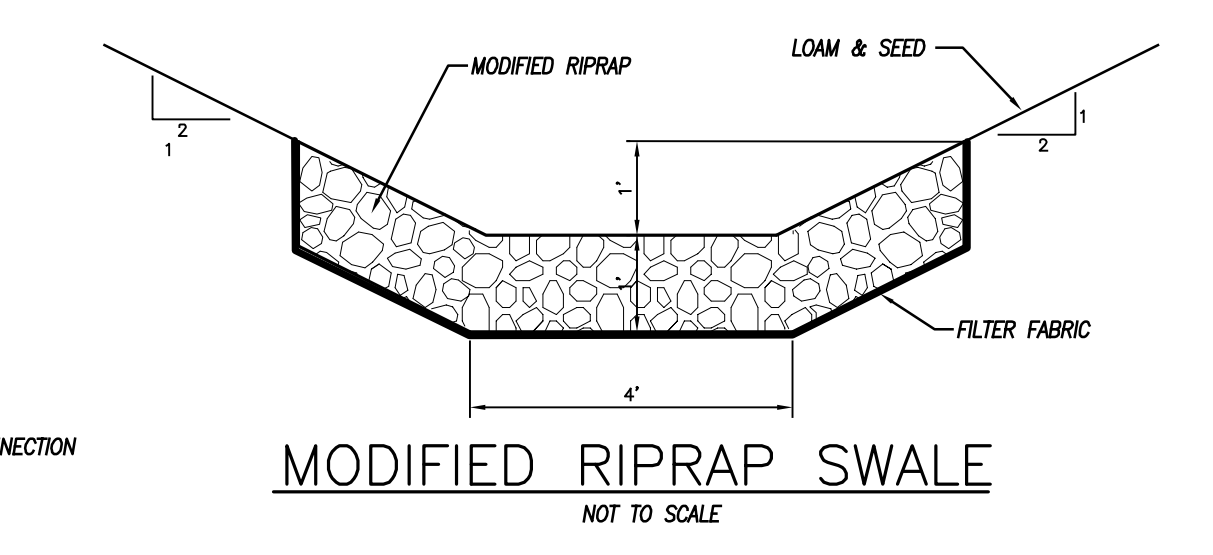


HOODED CATCH BASIN DETAIL
NOT TO SCALE

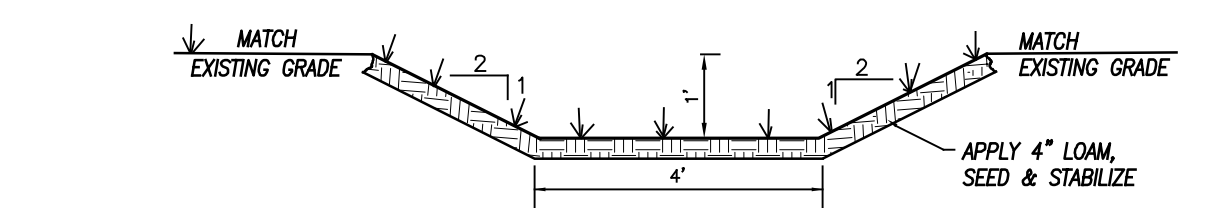
NOTES:
 • TO BE INSTALLED AT FINAL CATCH BASIN WITH OUTLET TO STORMWATER BASIN.
 • A CATCH BASIN HOOD MAY BE SUBSTITUTED WITH THE PRE-APPROVAL OF THE TOWN ENGINEER.



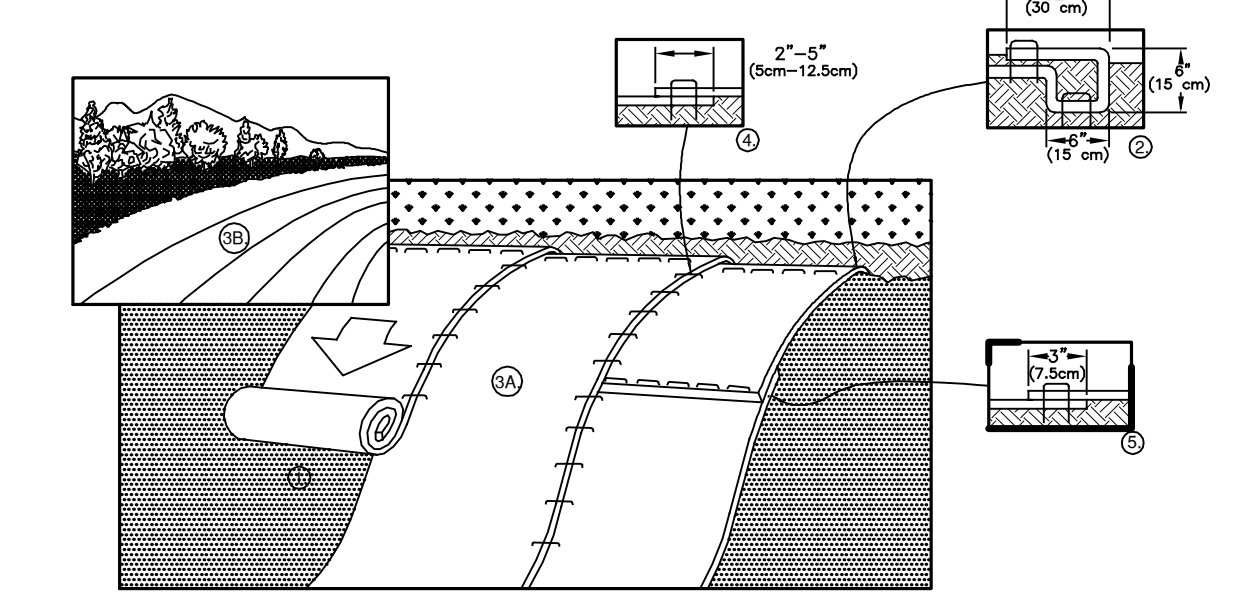
SECTION THROUGH LEVEL SPREADER
NOT TO SCALE



MODIFIED RIPRAP SWALE
NOT TO SCALE

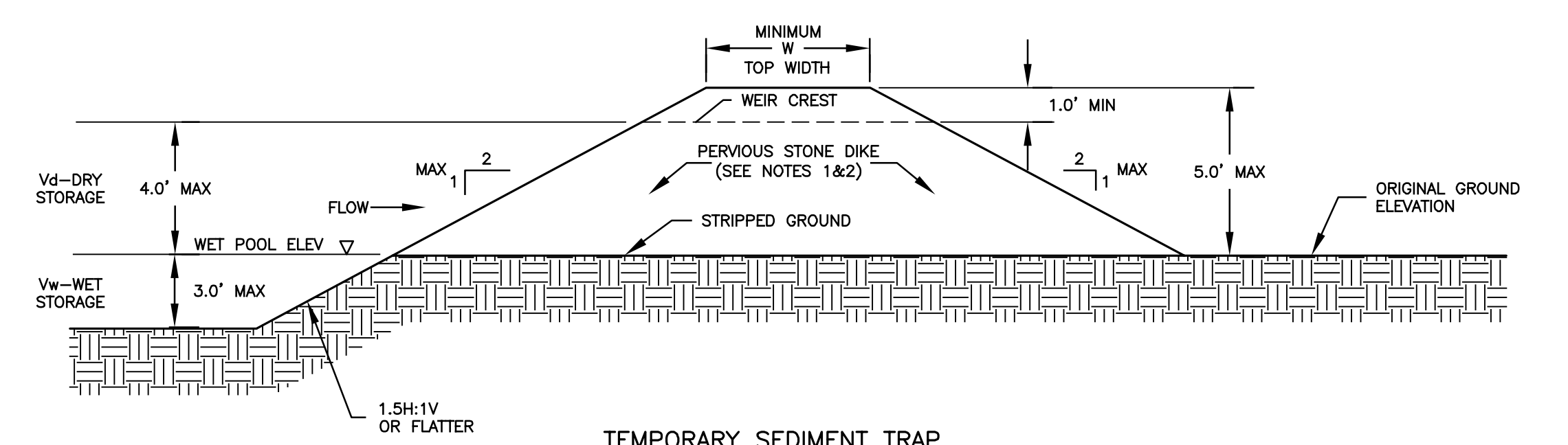


GRASS LINED SWALE
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 NOTE: WHEN USING CELL-C-SEED DO NOT SEED PREPARED AREA. CELL-C-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (150mm) DEEP X 6" (150mm) WIDE TRENCH WITH APPROXIMATELY 12" (300mm) OF BLANKET EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300mm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FILL REMAINING 12" (300mm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (300mm) APART ACROSS THE WIDTH OF THE BLANKET.
 3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (50mm-125mm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM SITTING ON THE PREVIOUSLY INSTALLED BLANKET.
 5. CONSECUTIVE BLANKETS SPOLED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STILED) WITH AN APPROXIMATE 5" (125mm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (300mm) APART ACROSS ENTIRE BLANKET WIDTH.
 NOTES:
 1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (150mm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
 2. TURF REINFORCEMENT MAT SHALL BE NORTH AMERICAN GREEN BIOMAT 50-150BN OR APPROVED BIODEGRADABLE EQUIVALENT.

TURF REINFORCEMENT MAT INSTALLATION
NOT TO SCALE



TEMPORARY SEDIMENT TRAP EMBANKMENT CROSS SECTION
NOT TO SCALE

TOP WIDTH VS. HEIGHT
 H = HEIGHT OF EMBANKMENT
 W = TOP WIDTH OF EMBANKMENT

H(ft)	W(ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

NOTES:
 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL AND EROSION CONTROL, SECTIONS 5-11-25 THRU 5-11-29.
 2. PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF MODIFIED RIPRAP (CTDOT M.12.02) WITH #3 STONE ON FACE (CTDOT M.01.01).
 3. NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF ENGINEER APPROVED BACKFILL COMPACTED IN 5" LAYERS. USE ONLY MATERIAL FOR THE EMBANKMENT THAT IS FREE FROM EXCESSIVE ORGANICS, DEBRIS, ROCKS OVER 6" IN DIAMETER OR OTHER UNSUITABLE MATERIALS.
 4. IF, IN THE JUDGEMENT OF THE ENGINEER, MATERIALS FROM ON-SITE EXCAVATION ACTIVITIES ARE NOT SUITABLE FOR CONSTRUCTION OF SEDIMENT TRAP EMBANKMENTS, MATERIALS SHALL BE IMPORTED TO THE SITE.
 5. EARTHEN EMBANKMENTS SHALL BE STABILIZED WITH TEMPORARY SEEDING, PERMANENT SEEDING OR STONE SLOPE PROTECTION IMMEDIATELY AFTER INSTALLATION.
 6. TEMPORARY SEDIMENT TRAP(S) SHALL BE INSPECTED AT LEAST ONCE PER WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OF RAINFALL OR GREATER. REMOVE ACCUMULATED SEDIMENT WHEN ONE HALF OF THE MINIMUM WET STORAGE VOLUME HAS BEEN FILLED. DISPOSE OF REMOVED SEDIMENT IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

SEED MIX REQUIREMENTS:

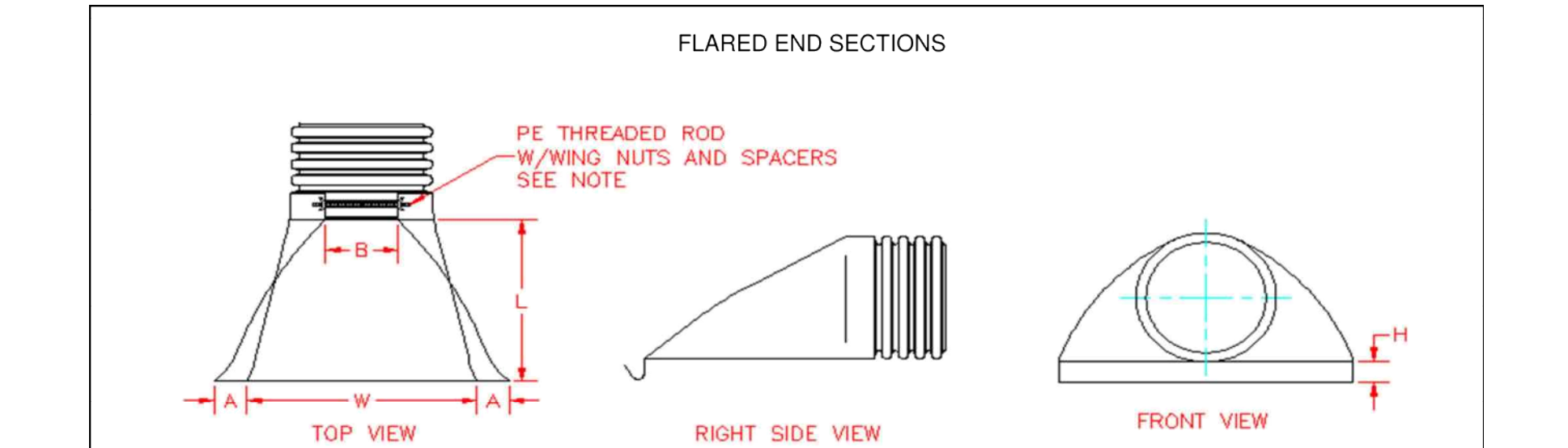
AREA	SPECIES	SEEDING RATE (lbs/acre)
Mowed & maintained banks	Creeping Red Fescue (Pennlawn, Wintergreen)	20
	Bird's-foot Trefoil (Empire, Viking) with inoculant	8
	Tall Fescue (Kentucky 31)	20
	TOTAL	48
Unmowed banks & slopes	Tall Fescue (Kentucky 31)	20
	Flatpea (Lathco) with inoculant	30
	TOTAL	50
Diversions & channels	Creeping Red Fescue (Pennlawn, Wintergreen)	20
	Redtop (Sreeker, Common)	2
	Tall Fescue (Kentucky 31)	20
	TOTAL	42
Lawns & high maintenance areas	Turf type Tall Fescue	TOTAL 150

***Alternative seed mixes may be used. Alternative seed mix selections shall be in accordance with Figures PS-2 and PS-3 in the 2002 Guidelines for Soil Erosion and Sediment Control or as specified by and coordinated with the landscape designer.

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water for extended periods. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

SPECIES: Riverbank Wild Rye (*Elymus riparius*), Creeping Red Fescue (*Festuca rubra*), Little Bluestem (*Schizachyrium scoparium*), Big Bluestem (*Andropogon gerardii*), Switch Grass (*Panicum virgatum*), Upland Bentgrass (*Agrostis perennans*), Nodding Bur Marigold (*Bidens cernua*), Hollow-Stem Joe Pye Weed (*Eupatorium fistulosum/Eutrochium fistulosum*), New England Aster (*Aster novae-angliae*), Boneset (*Eupatorium perfoliatum*), Blue Vervain (*Verbena hastata*), Soft Rush (*Juncus effusus*), Wool Grass (*Scirpus cyperinus*).</P>

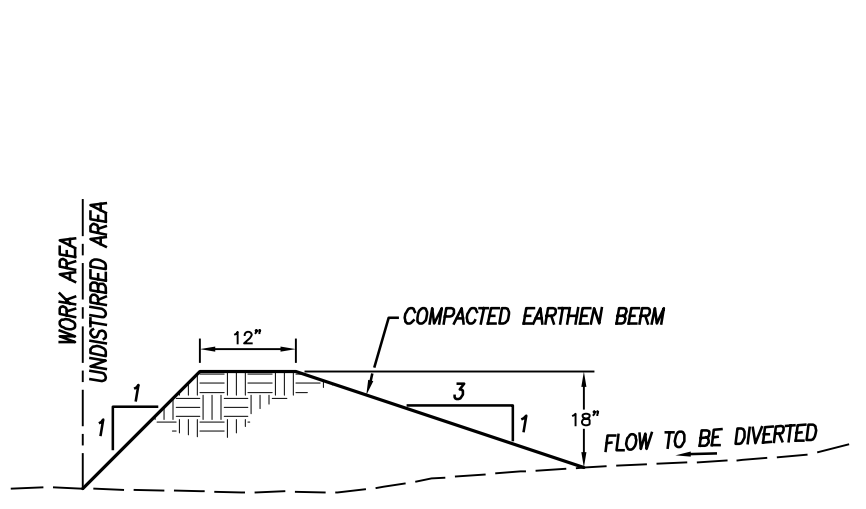


FLARED END SECTION

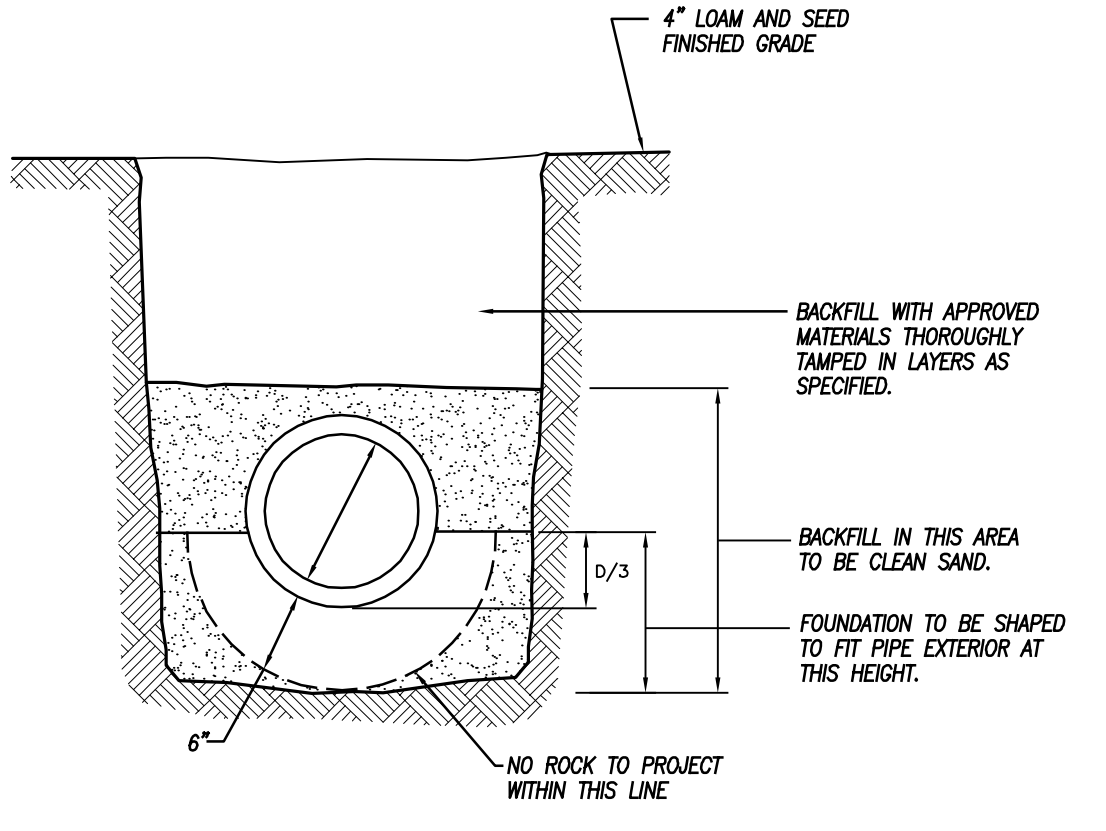
PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (876 mm)
1215NP	12 & 15 (300 & 375 mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	160.0 in (4060 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

DRAWING # 6070
 DRAWN BY JCB 01.17.07
 APPROVED BY JCB 06.28.07
 REVISIONS: TJR 6/7/2016

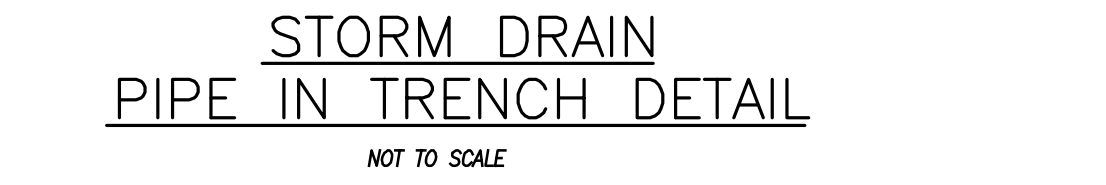


TEMPORARY DIVERSION
NOT TO SCALE

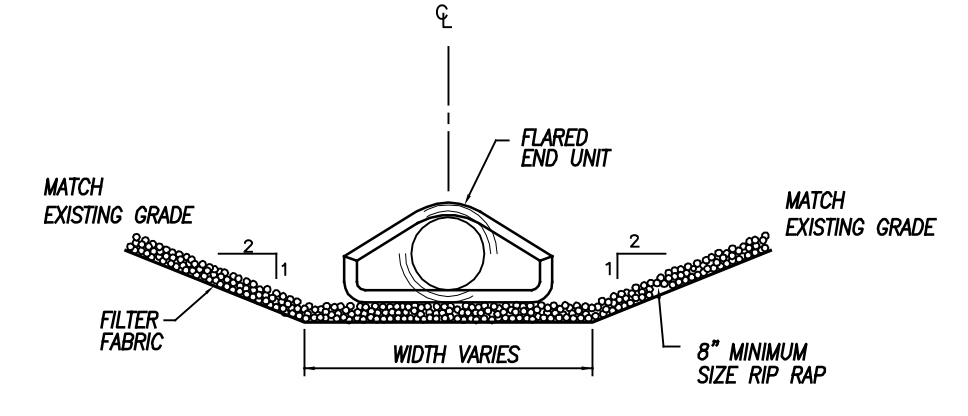


STONE BERM
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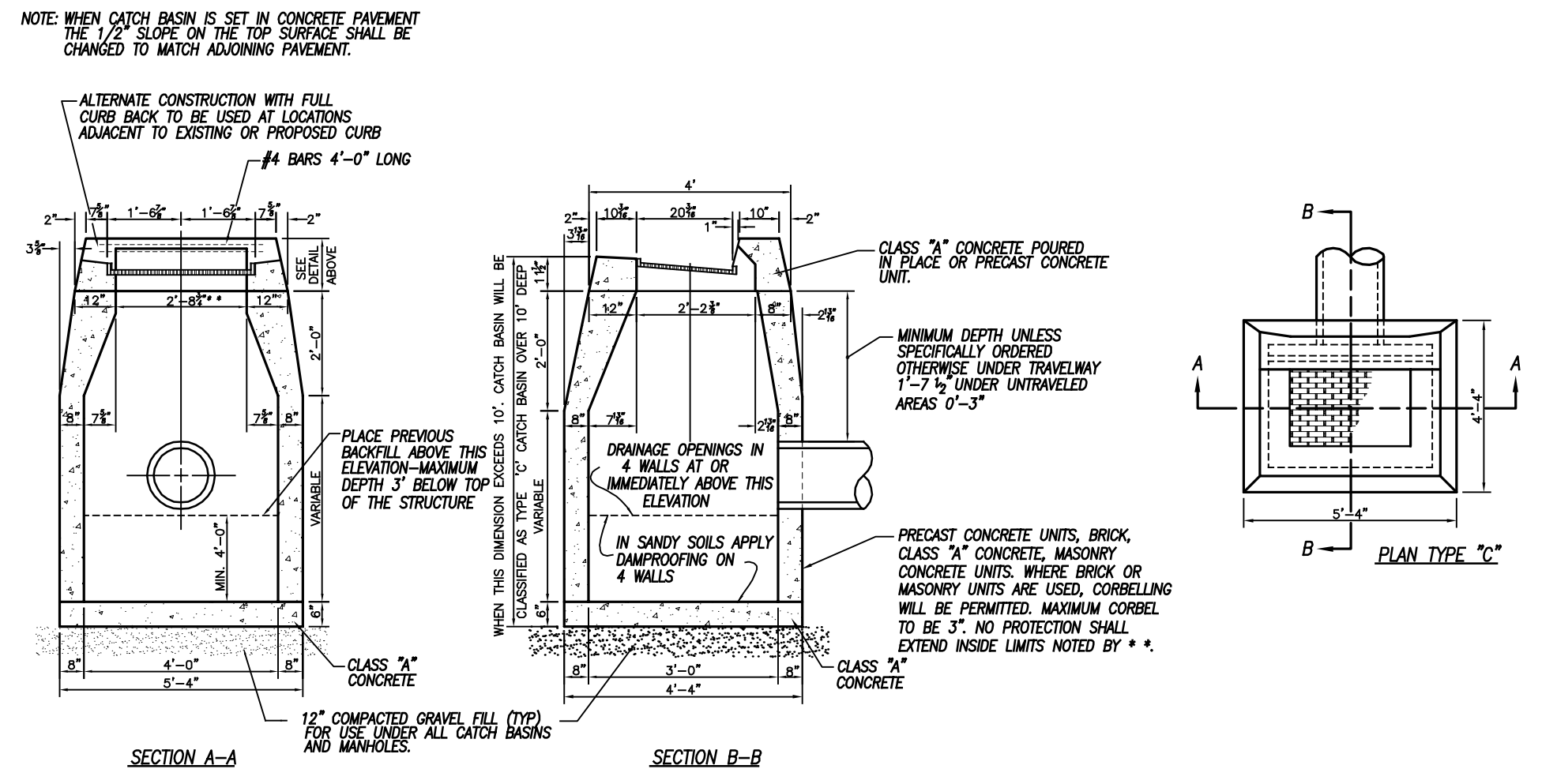
NOTE: TO BE UTILIZED IN STORMWATER BASIN



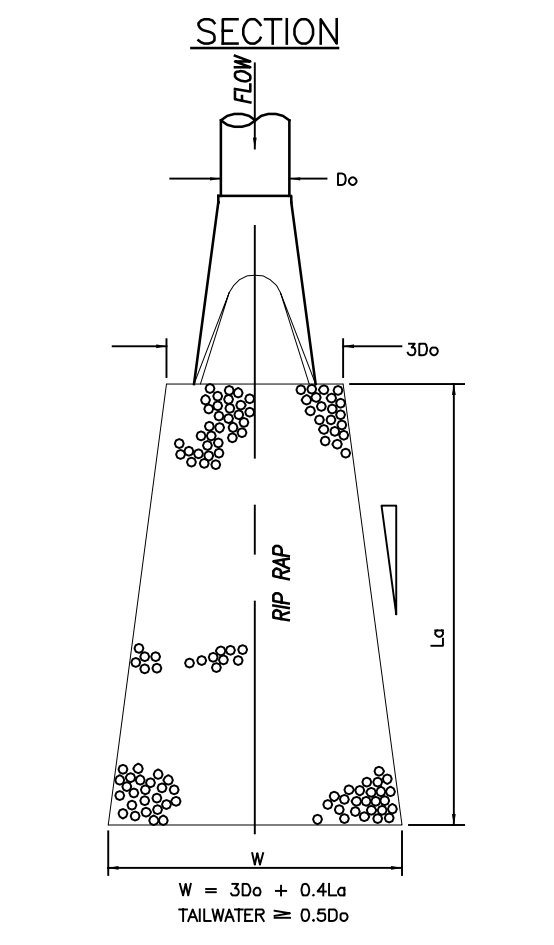
STORM DRAIN PIPE IN TRENCH DETAIL
NOT TO SCALE



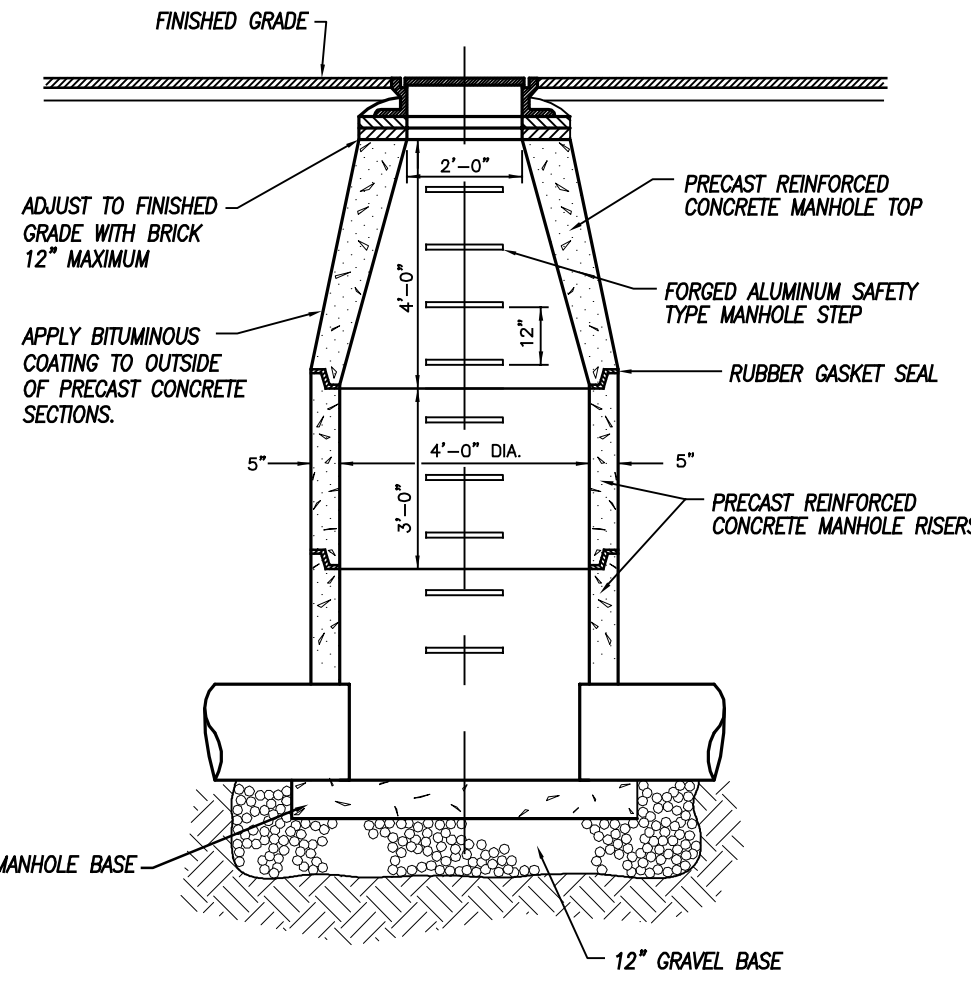
FLARED END SECTION



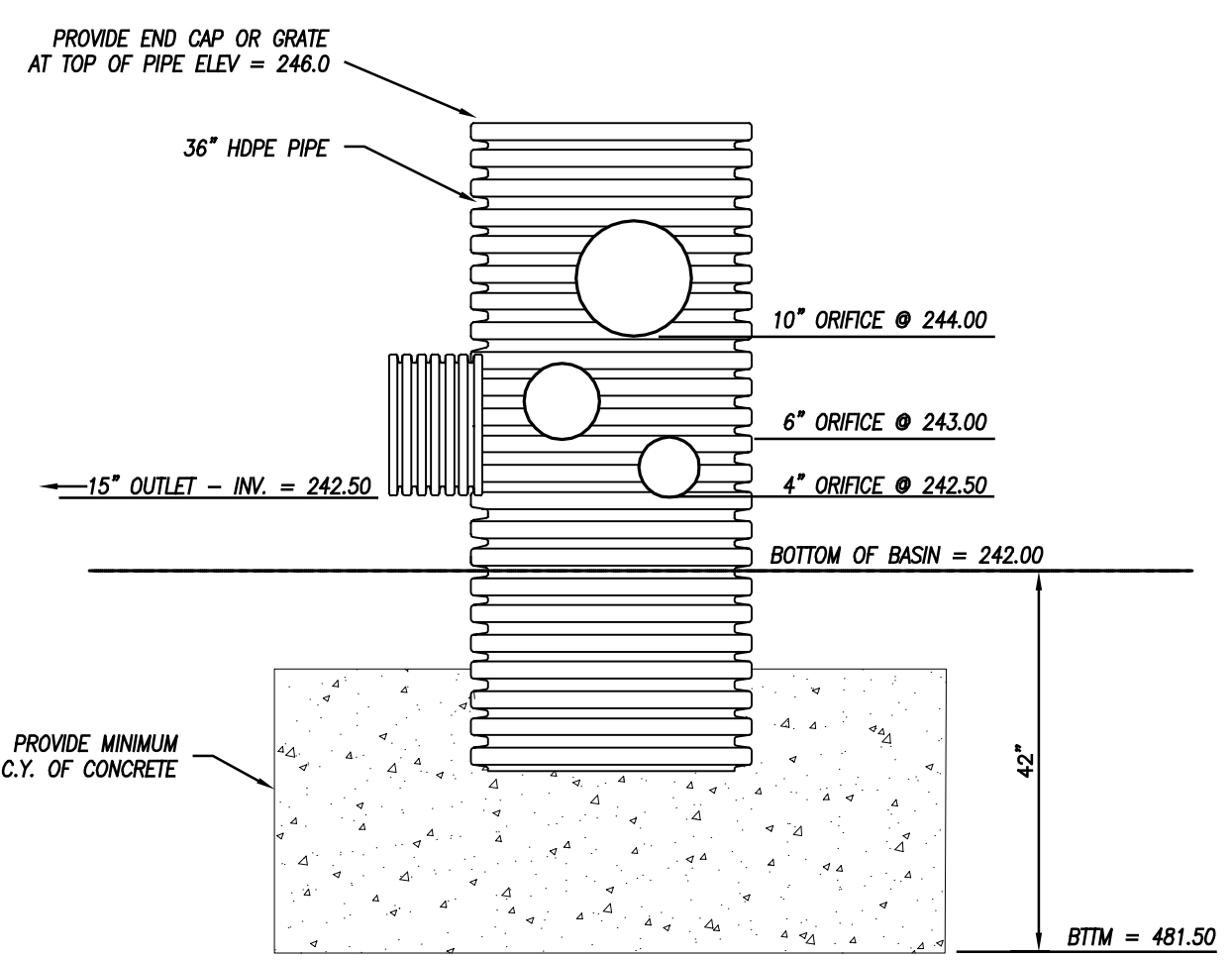
TYPE 'C' CATCH BASIN DETAIL
NOT TO SCALE



RIP RAP OUTFALL
NOT TO SCALE



TYPICAL MANHOLE CROSS SECTION
NOT TO SCALE



STORMWATER BASIN OUTLET STRUCTURE DETAIL
NOT TO SCALE

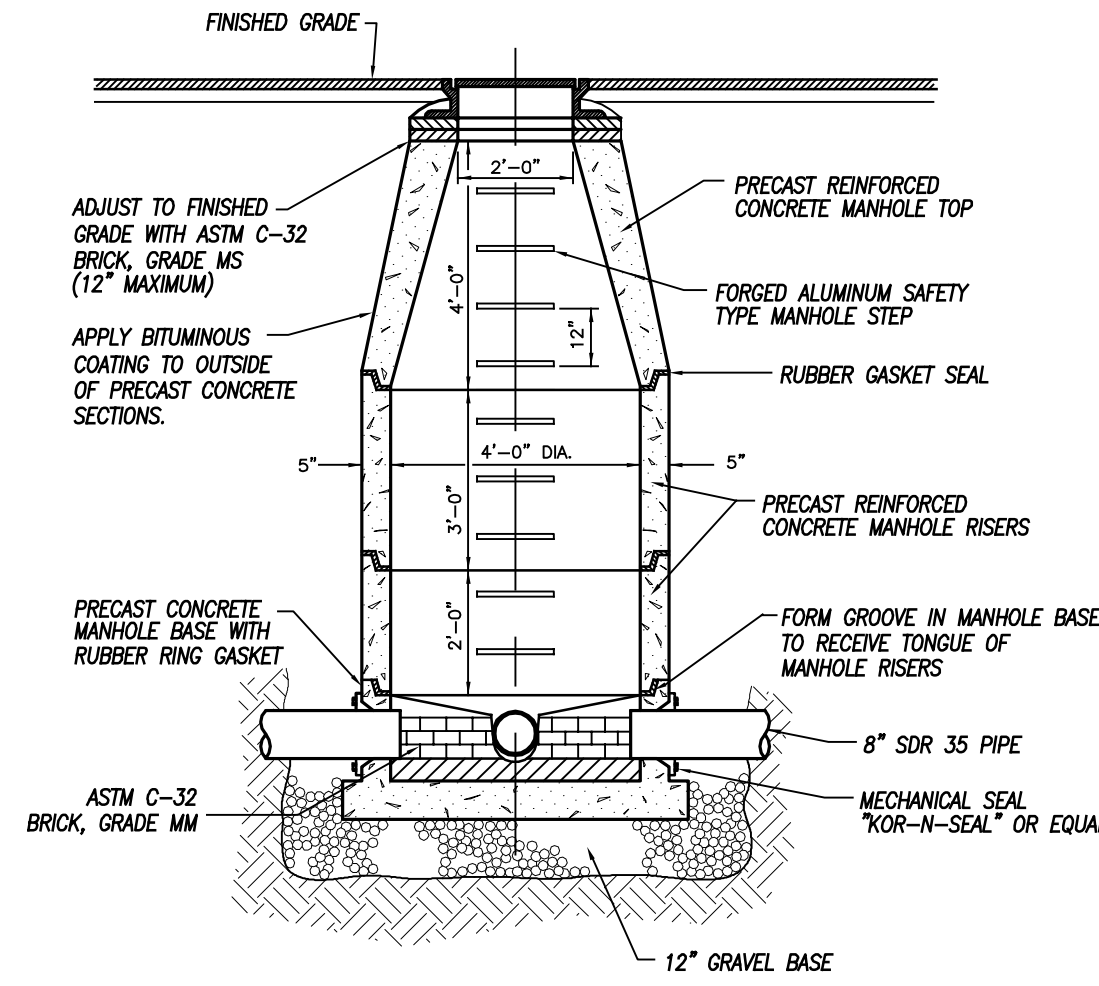
NORMAN E. THIBEAULT, JR., P.E.
 LIC #PEN 0022834

DATE	DESCRIPTION
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	INWC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BNPQA REVIEW

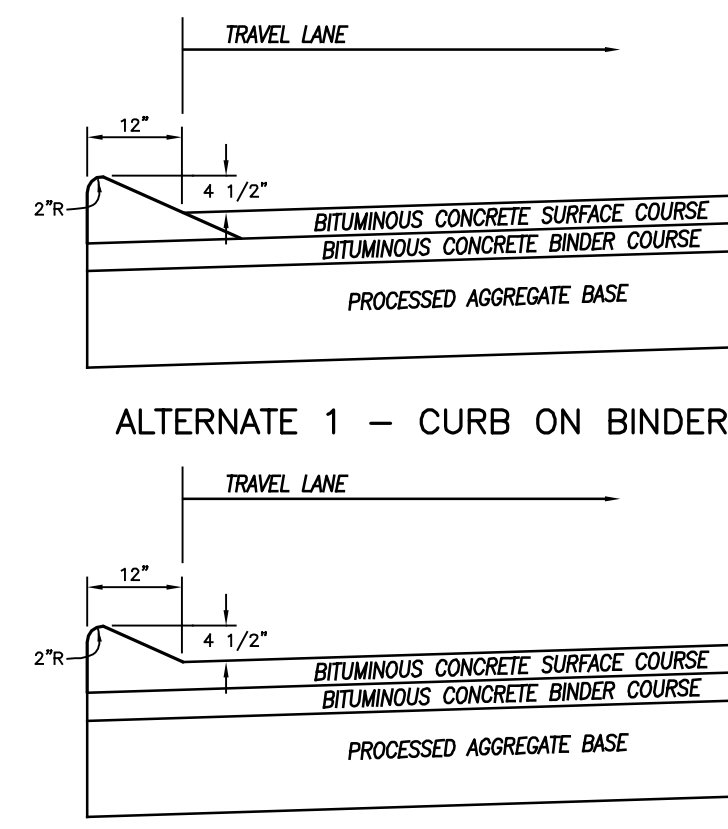
DETAIL SHEET 2
 PREPARED FOR
SHANE POLLOCK
 LOUISE BERRY DRIVE
 BROOKLYN, CONNECTICUT

Killingly Engineering Associates
 Civil Engineering & Surveying
 114 Westcott Road
 P.O. Box 421
 Killingly, Connecticut 06241
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 www.killinglyengineering.com

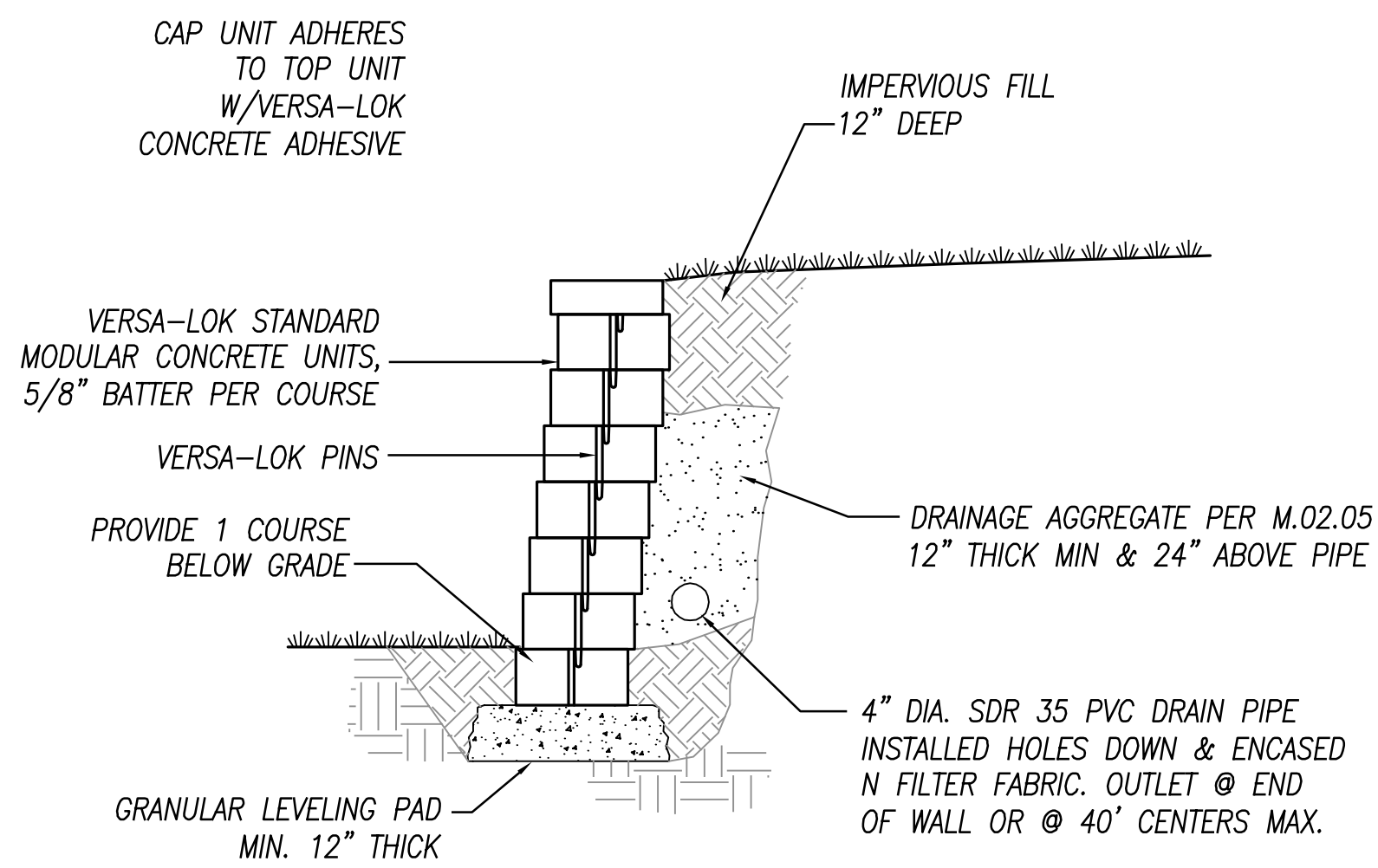
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SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 14 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014



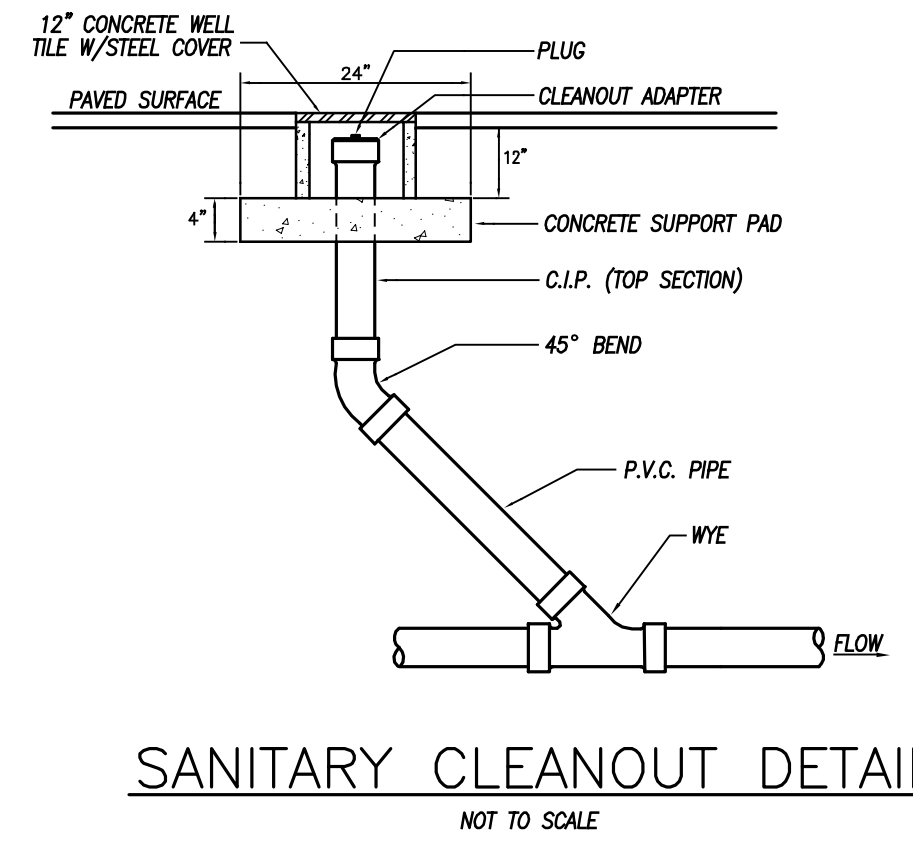
TYPICAL SANITARY MANHOLE CROSS SECTION
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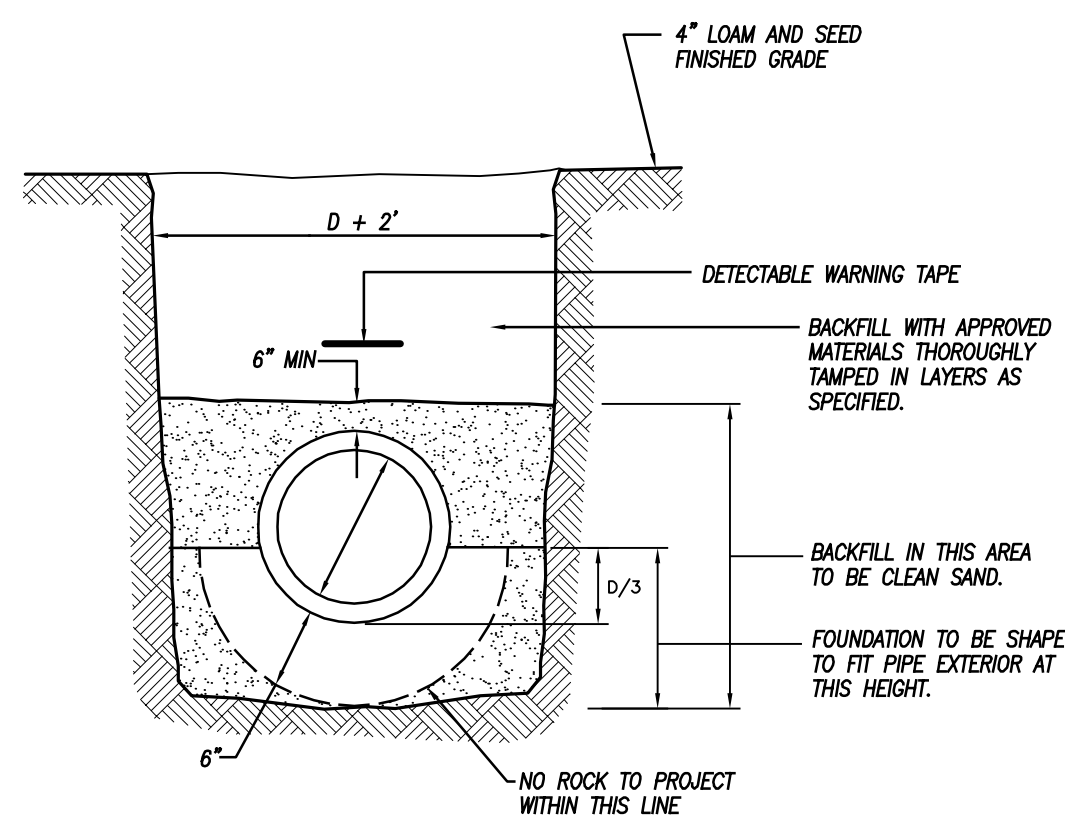
ALTERNATE 1 - CURB ON BINDER
ALTERNATE 2 - MONOLITHIC CONSTRUCTION
CAPE COD CURBING
NOT TO SCALE



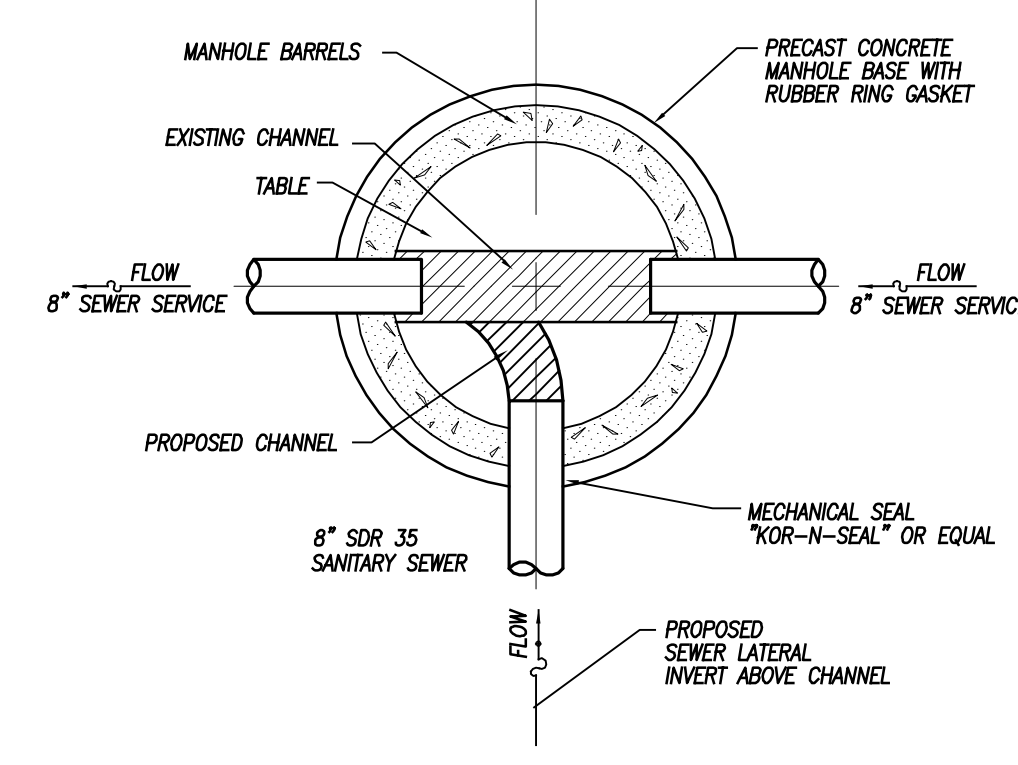
TYPICAL SECTION-UNREINFORCED RETAINING WALL
VERSA-LOK OR APPROVED EQUAL



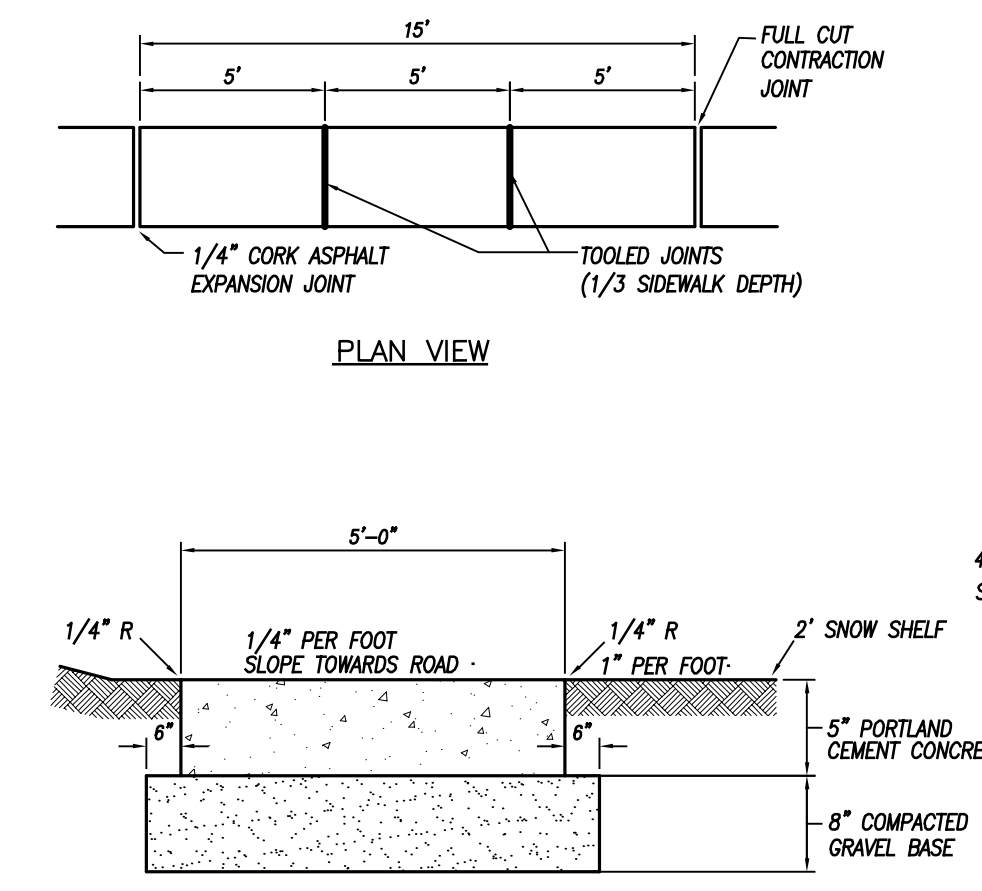
SANITARY CLEANOUT DETAIL
NOT TO SCALE



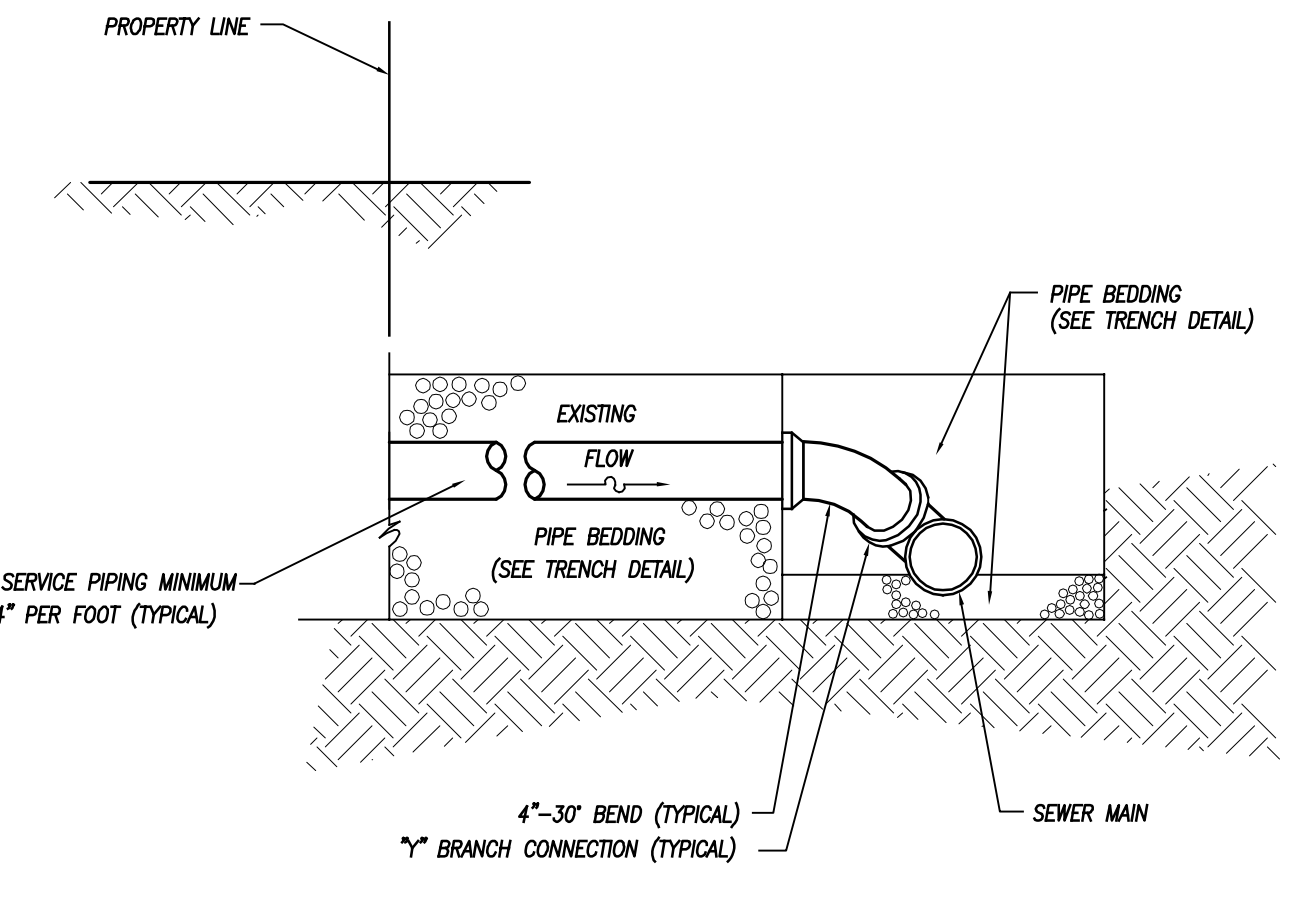
SANITARY SEWER PIPE IN TRENCH DETAIL
NOT TO SCALE



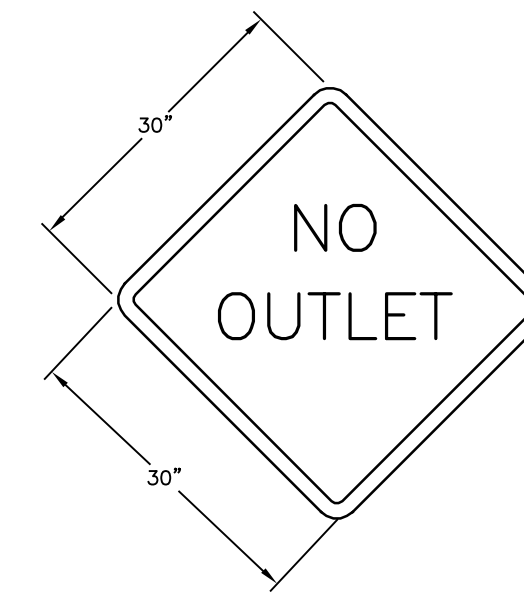
SEWER CONNECTION AT MANHOLE
NOT TO SCALE



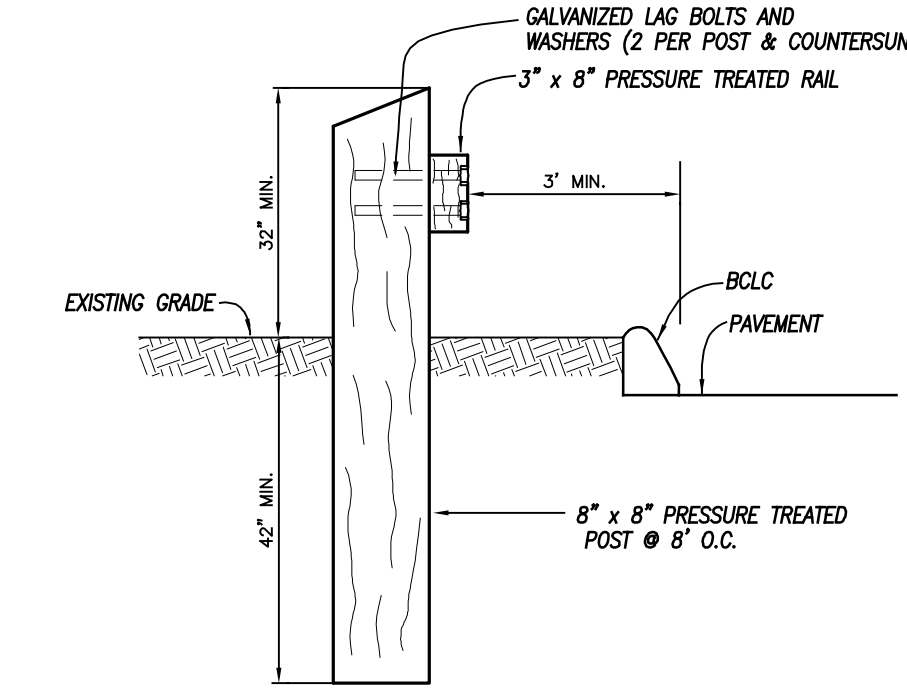
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



SEWER CONNECTION DETAIL
NOT TO SCALE

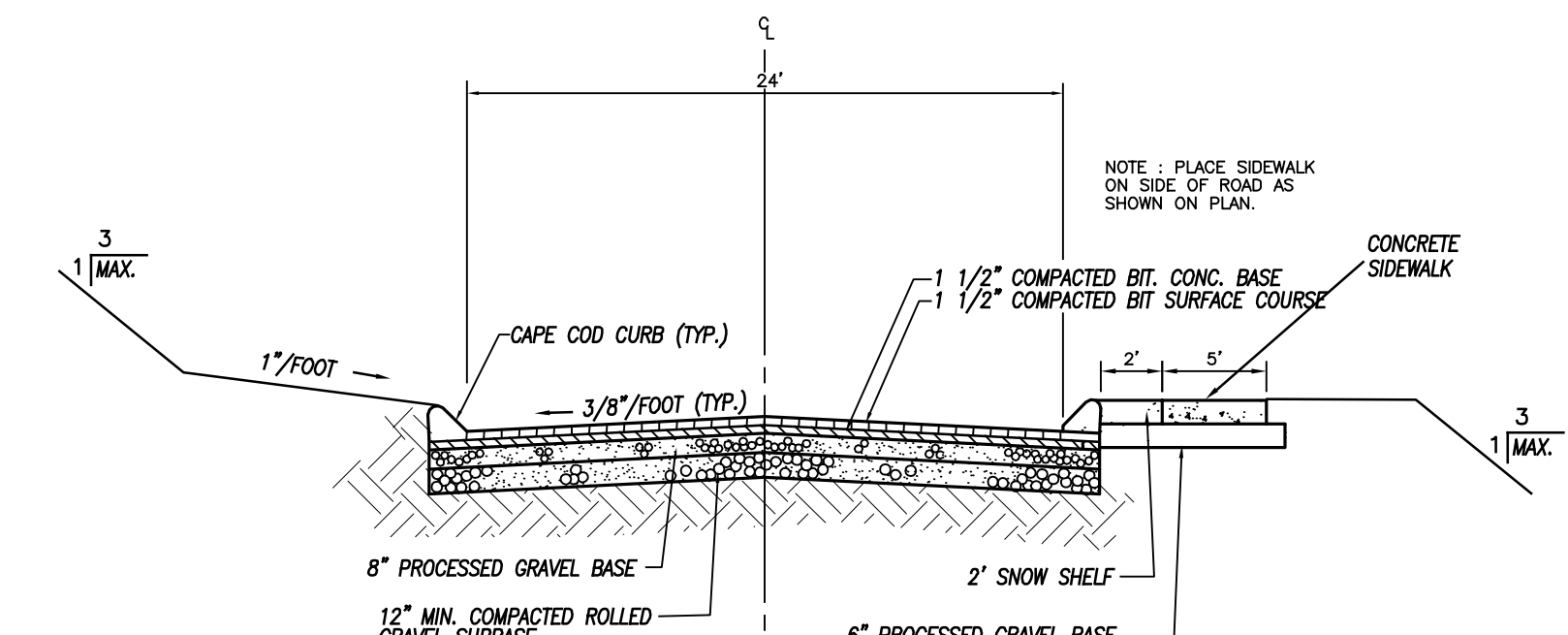


NO OUTLET SIGN DETAIL
NOT TO SCALE
CTDOT W14-2 (41-4605)
SETON #44851

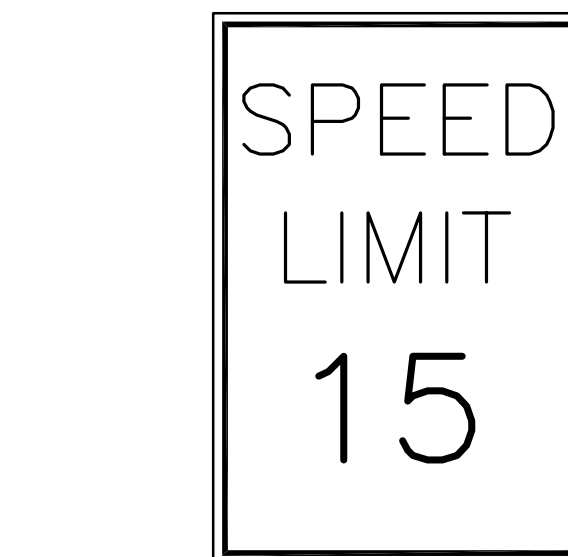
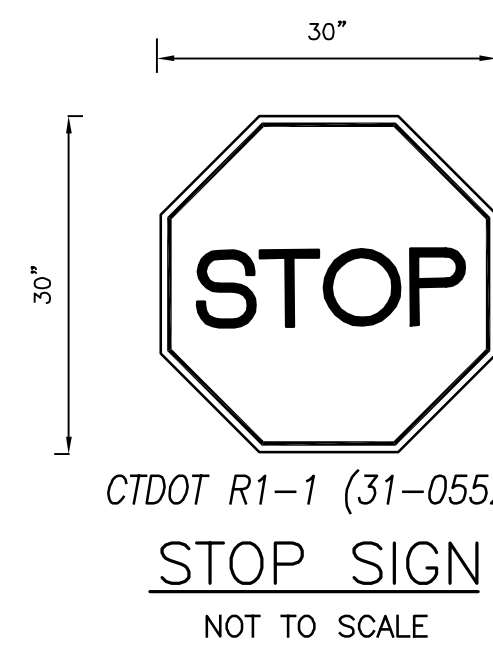


WOOD GUIDE RAIL
NOT TO SCALE

- WOOD POST COMPONENTS SHALL BE SPRUCE OR HEMLOCK, GRADE #2 PRIME OR BETTER.
- POST SHALL BE CERTIFIED 0.6 CCF PRESERVATIVE RETENTION RATE, ANPA CATEGORY UCAC.
- PRESERVATIVE SHALL BE WATER BASED AND CONSIST OF COPPER AZOLE TYPE B OR C.

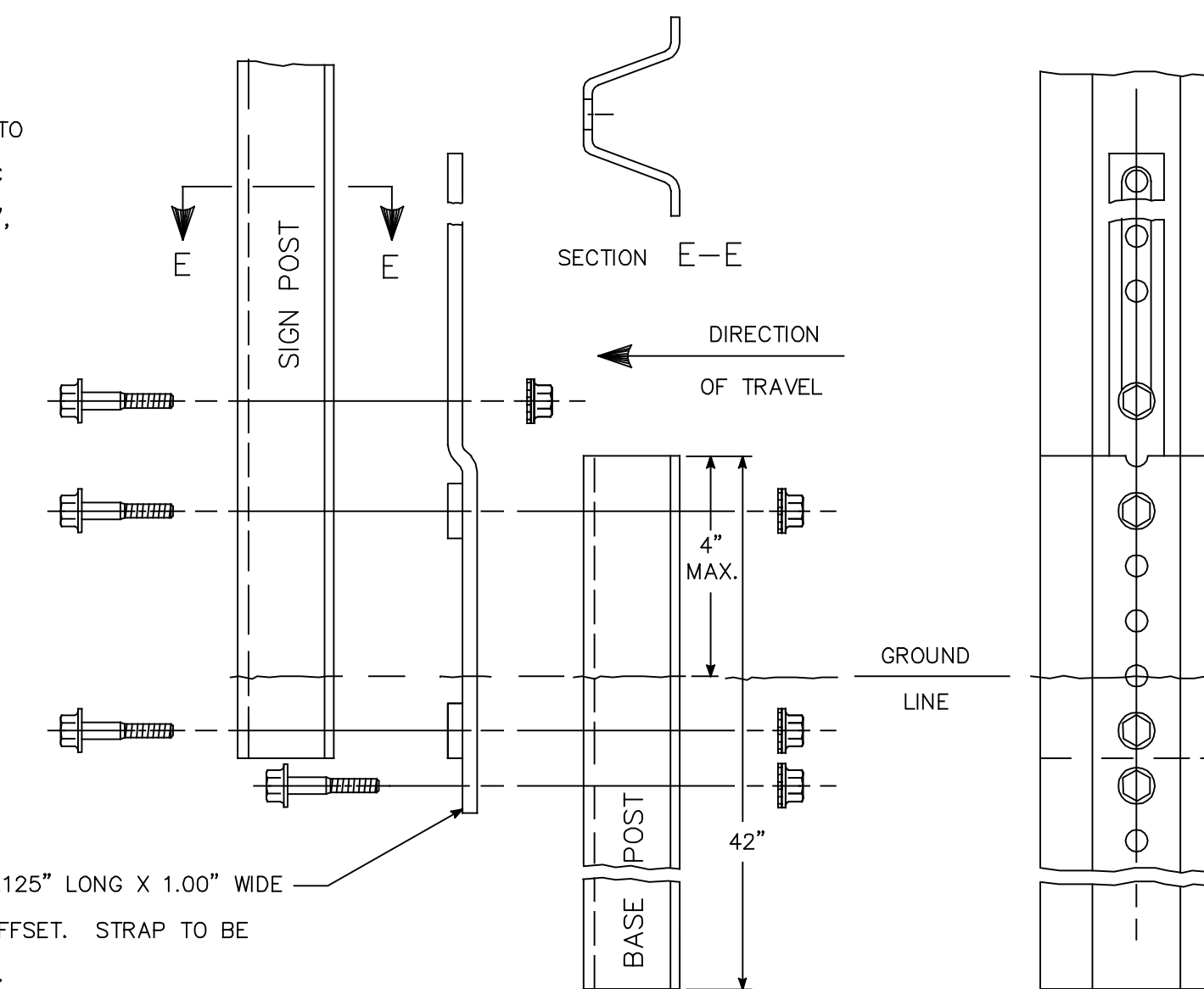


ROADWAY CROSS SECTION
NOT TO SCALE



SPEED LIMIT SIGN DETAIL
NOT TO SCALE

- BOLTS - HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A354. -18 UNC X 1.75", GRADE BC FOR 3.00 LBS./FT. POSTS -18 UNC X 2.0", GRADE BD FOR 4.00 LB./FT. POSTS.
- NUTS -18 UNC HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A563, GRADE DH.
- LOCKWASHERS - HEAVY DUTY EXTERNAL TYPE.



BREAKAWAY TYPE I INSTALLATION - FOR 3 & 4 LB. POSTS

CONSULTANT REVIEW & COMMISSION	
10/15/2021	TOWN ROAD FRONTAGE
09/15/2021	INWC APPROVAL CONDITIONS
04/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BIMPCA REVIEW
DATE	DESCRIPTION
REVISIONS	

DETAIL SHEET 3

PREPARED FOR

SHANE POLLOCK

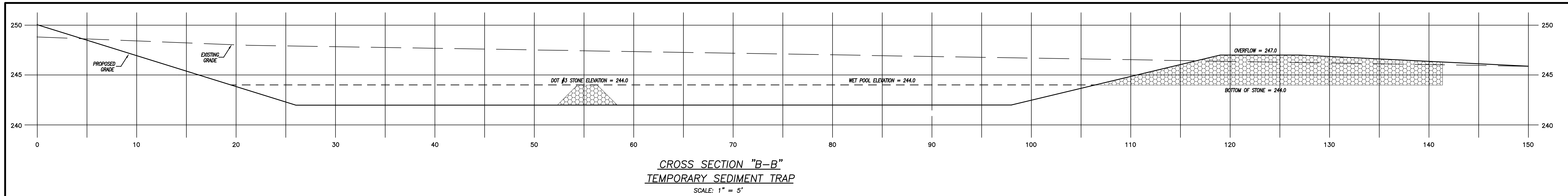
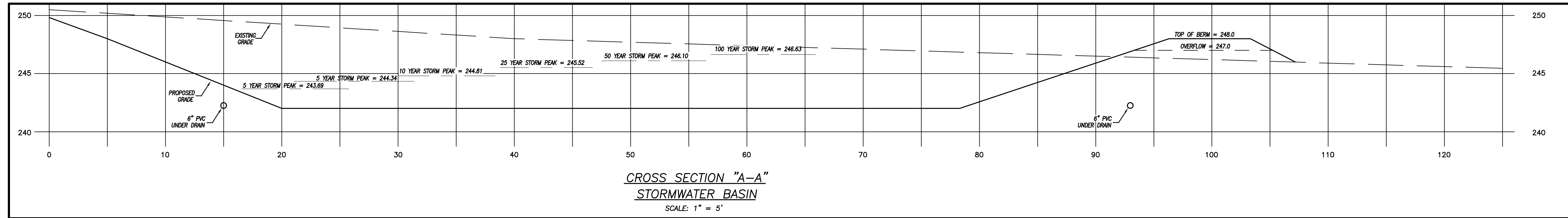
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 15 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E. DATE
LIC #PEN 0022834



NOTE: THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE STORMWATER SYSTEM

STORMWATER BASIN CONSTRUCTION NOTES:

1. Detention basin embankments shall be constructed of silty sand and/or clayey sand materials. On-site borrow material may be used if suitable deposits are found. Embankment fill shall contain at least 15% by weight of material passing the #200 sieve and not more than 50% passing the #200 sieve.
2. Embankment fill shall have no stones larger than 6" in their greatest dimension. No stones larger than 3" in their greatest dimension shall be allowed within 2 feet of structures or pipes.
3. All fill material shall be free of topsoil, roots, stumps, organics, frozen material and other deleterious matter.
4. All embankment material shall be compacted to 95% minimum relative compaction as determined by ASTM D1557 - Modified Proctor. The maximum loose lift thickness of embankment fill shall be 12".
5. Sufficient dewatering equipment shall be provided to dewater excavations for proposed embankments, cutoff trenches and other construction.
6. All topsoil, organics, roots and other deleterious matter shall be removed from the existing ground surface prior to construction of the proposed embankments.
7. All embankments and disturbed areas of the detention basin shall be permanently stabilized with 4" of loam, seed and mulch. Suitable hydroseeding equipment may be used for application of seed, mulch and/or fertilizer. The following seed mix shall be used in these areas:

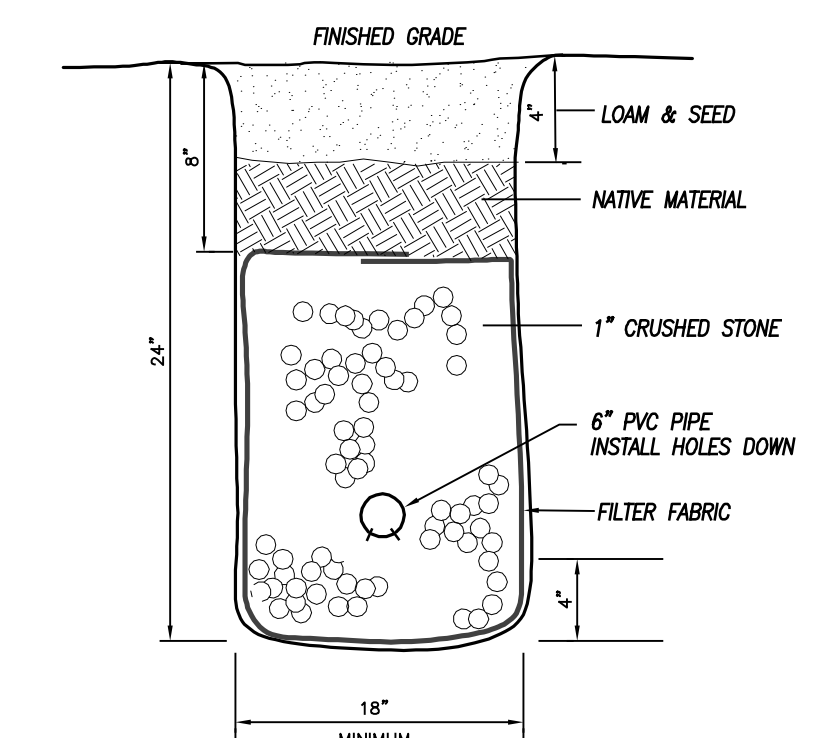
Variety	Lbs/Acre
Creeping Red Fescue	20
Redtop	2
Crown Vetch	15
TOTAL	37

DETENTION BASIN OPERATION AND MAINTENANCE NOTES:

1. The contractor shall be responsible for all basin maintenance and inspections prior to acceptance of the roadway by the Condominium Association.
2. During the first year of operation, the basin shall be inspected on a monthly basis or within 24 hours after a rainfall event of 0.5" or greater. Any erosion of embankments or outlet areas shall be repaired promptly. Any debris shall be removed from trash racks and disposed of. Sedimentation that would interfere with proper operation of the basin shall be removed and disposed of and the area restored and stabilized as required.
3. The Condominium Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity. After the basin has been in operation for one year, inspections shall be performed quarterly or within 24 hours after a storm event of 2.0" or greater. Quarterly inspections shall include the following items:
 - Noxious weeds shall be removed. Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity. Inspect embankments for any woody growth. All trees, vines and other woody plants shall be removed and voids left from their removal shall be repaired.
 - Inspect embankments for animal burrows. All burrows and voids shall be repaired immediately.
 - Accumulated sediment shall be removed from the basin forebay and other areas to restore original design grades. Disturbed areas shall be restabilized as required after removal of sediment.
 - Inlets and outlets shall be inspected for scour damage and erosion and repaired as required.
 - Outlet structures shall be cleaned of accumulated sediment.
 - Any evidence of piping or seepage at the toe of embankments or around inlet/outlet structures shall be investigated by a qualified professional engineer and reported to the Town. Required repairs to maintain the proper function or repair potential structural deficiencies in the basin shall be implemented within one month of the discovery of the problem or at the discretion of the responsible professional engineer performing the investigation or designing such repairs. The engineer shall certify that all repairs are performed to his/her satisfaction and shall provide such certification to the Town.

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- Provide annual street sweeping, preferably after final snow melt to alleviate sediment buildup in catch basin sumps and to insure efficient TSS removal from stormwater.
- Remove sediment from catch basin sumps when sediment reaches half the depth of the sump (2').
- Inspect catch basins for trash and debris bi-annually. Remove accumulated sediment and debris from pipe inlets and outlets to prevent clogging.
- Remove accumulated trash and leaves from catch basin grates to insure adequate grate inflow capacities.



CURTAIN DRAIN DETAIL

NOT TO SCALE

DATE	DESCRIPTION
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	INVC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
02/10/2021	EASEMENT ADDED / ZONE CORRECTION / CT WATER COMMENTS
01/27/2021	PER BNP&C REVIEW
DATE	DESCRIPTION
REVISIONS	

DETAIL SHEET 4

PREPARED FOR

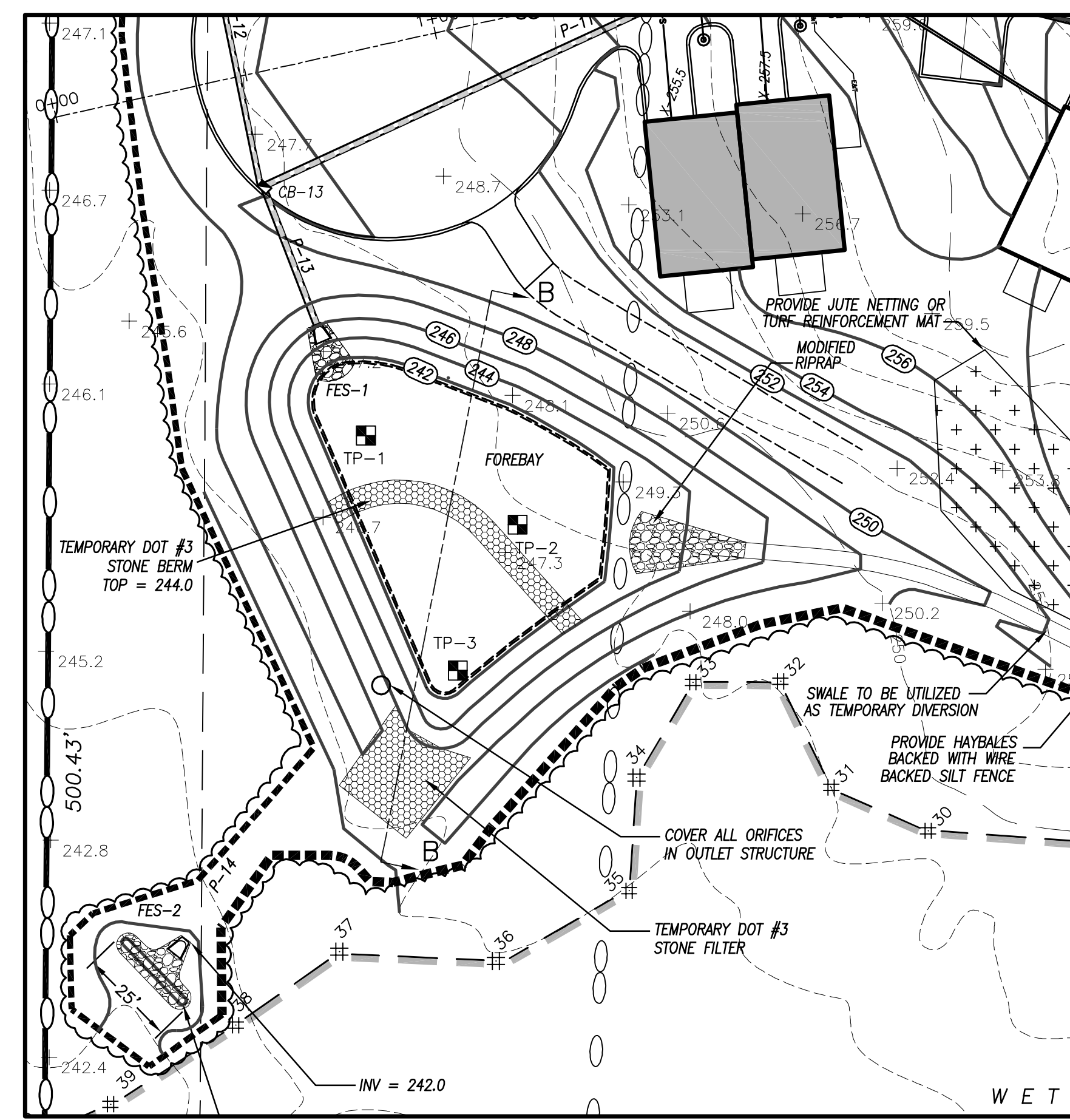
SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT



DATE: 4/23/2020	DRAWN: DNE
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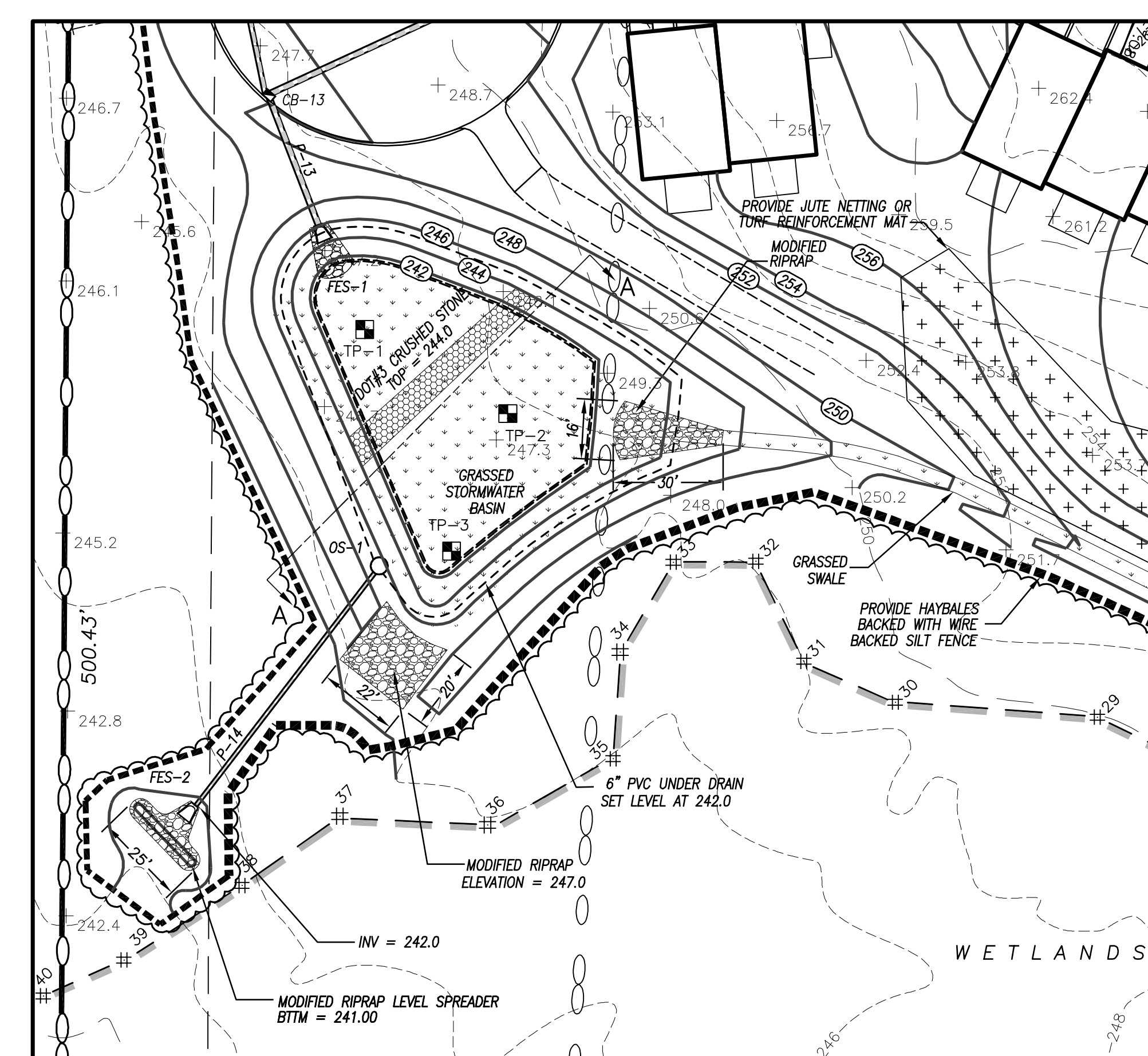


TEMPORARY SEDIMENT TRAP DETAIL

SCALE: 1"=30'

TEMPORARY SEDIMENT TRAP CONSTRUCTION NOTES:

Construction of the temporary sediment trap and diversion swale shall begin between April 14 and September 1 to allow for vegetation to become at least temporarily established in the basin prior to discharge of stormwater to the swale and trap. Construction of the temporary sediment trap and diversion swale shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn Inland Wetlands and watercourses regulations.



STORMWATER BASIN DETAIL

SCALE: 1"=30'

K:\2020\Killingly\16_20014_DET_4.dwg Oct 16, 2021 4:33 PM

Jana Roberson

From: nthibeault@killinglyea.com
Sent: Tuesday, October 19, 2021 7:08 AM
To: Jana Roberson
Subject: FW: [External] RE: WM Mark out - School St, Brooklyn

Jana – see correspondence below from CT Water regarding volume & pressure for the water main extension.

From: Kevin Schwabe <Kevin.Schwabe@ctwater.com>
Sent: Thursday, September 30, 2021 4:48 PM
To: nthibeault@killinglyea.com
Subject: RE: [External] RE: WM Mark out - School St, Brooklyn

Norm

This proposed water main extension would be done on the discharge side of our booster pump station on Vina Lane. The booster station discharge is 1,400 GPM.

We conducted a flow test in 2019 and have modeled this water main extension with our hydraulic modeling software. The model indicates that flowing the far end of the proposed 8" water main, we can expect 1,200 GPM @ 55 psi.

Let me know if this helps.

Kevin Schwabe
Developer Services Coordinator
Connecticut Water Company
93 West Main Street
Clinton, CT 06413
860-664-6137



From: nthibeault@killinglyea.com <nthibeault@killinglyea.com>
Sent: Tuesday, September 28, 2021 12:13 PM
To: Kevin Schwabe <Kevin.Schwabe@ctwater.com>
Subject: [External] RE: WM Mark out - School St, Brooklyn

CAUTION: This email originated outside the SJWG organization. Be cautious of links and attachments. - ITS

Department

Hi Kevin – this project never seems to end. I'm in the middle of the Planning & Zoning portion of this and there are questions from the fire Marshal and fire chief regarding water pressure. They are questioning whether there is sufficient pressure and flow for hydrants. Do you have any information you could share?

Thanks _ Norm

Jana Roberson

From: nthibeault@killinglyea.com
Sent: Tuesday, October 19, 2021 4:37 PM
To: Jana Roberson
Cc: 'Nicholas Mancuso'
Subject: RE: 90 days already used?

Jana, per the extensions allowed under E.O.71.19.a., we will grant up to the 94 days remaining if necessary to present the application to the commission.

Thank you and please feel free to call me if there are any questions.

Norm

Normand Thibeault, Jr., P.E.

Killingly Engineering Associates
Civil Engineering & Surveying 

Office: 860-779-7299

Cell: 860-315-0824

From: Jana Roberson <J.Roberson@Brooklynct.org>
Sent: Monday, October 18, 2021 9:29 AM
To: nthibeault@killinglyea.com
Cc: 'Nicholas Mancuso' <nmancuso@mancusolawct.com>
Subject: RE: 90 days already used?

Date of Receipt: May 18, 2021

End of first 65 days: July 22, 2021

Second extension request: August 19, 2021 (to postpone opening of public hearing to Sept. 21, 2021)

Opening of Public Hearing: September 21, 2021 (Day 61 of first extension- 4 days remaining)

Norm (and Nick), We are OK. I panicked. We have agreement from both attorneys that you can qualify for the 155 day total extension allowed under E.O.71.19.a.

You have currently used 61 days of your allowable extension. You have 94 days remaining to use.

So, not so bad! I'm sorry to upset you. I truly was worried that we had to close the hearing this week but it was all for naught.

What I can't seem to find in my file was the initial extension. I have the one you sent on August 19th and it is labeled "second request".

The minutes of the July 20 meeting say you filed for an extension (this was the first one) but I don't have it in the file.

Was it given verbally? It would be good to have it in the record. I don't see it in my emails.

Is that something you can produce?

Jana Roberson

From: Kermit Hua <kermit.hua@kwhenterprise.com>
Sent: Tuesday, October 19, 2021 4:51 PM
To: Jana Roberson
Subject: RE: Upcoming Meeting Materials and REVISED Agenda

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jana:

I reviewed the plan set dated 10/15/2021. Plans have been changed. However, most of the comments from my September 7, 2021, letter related to the site layout remain unaddressed on these plans. There are new inconsistencies on the plans.

Parking

The cover sheet describes the proposed parking spaces as follows: “2 garage spaces + 1 drive per unit proposed + 13 additional spaces – 166 spaces provided.” On the layout and landscaping plan, there are 19 “additional spaces” not associated with individual units.

I had the following comment in the September 7, 2021, letter: “Units #1 through #3 have garage entrances on the sides of units; does this mean that only one car can be parked in the garages of these three units?” This has not been addressed. What I meant is that the depths of the garages behind garage doors are about 24 feet, not long enough to accommodate two stacked vehicles in the garages of the three units.

On-Site Circulation

The following comment from the September 7, 2021, letter has not been addressed:

“The main traffic circulation issue is whether large vehicles can safely maneuver on the site. Tractor trailers such as WB-50 will likely visit the site infrequently. 30-foot SU-30 trucks will be on the site more often. In emergencies, ladder trucks will need room to move and set up on the site and in some instances have access to more than one side of buildings; access requirements for ladder trucks need to be confirmed with local fire officials. The site engineer needs to demonstrate how these large vehicles will travel on the site and whether the roadway widths, curb radii, and cul-de-sac as designed are adequate.”

Thank you.

Kermit Hua

From: Jana Roberson <J.Roberson@Brooklynct.org>
Sent: Tuesday, October 19, 2021 3:58 PM
To: Kermit Hua <kermit.hua@kwhenterprise.com>
Subject: RE: Upcoming Meeting Materials and REVISED Agenda

Here is a better set!

Jana Butts Roberson, AICP
Director of Community Development/Town Planner
Town of Brooklyn, CT

j.roberson@brooklynct.org

(860)779-3411 x.14

PO Box 356

Clifford B. Green Memorial Building, Suite 22

69 South Main Street

Brooklyn, CT 06234



RE/MAX[®] Bell Park Realty

10/19/21

To Whom It May Concern:

This letter is regarding the project located on Louise Berry Drive, Brooklyn CT for the proposed condo development project.

My name is Jared Meehan and I am a local realtor of nearly 20 years located in Killingly, CT. During my time as a Realtor, I have been involved in subdivisions, have worked with numerous builders (local and non-local), and very knowledgeable in the Northeast CT real estate market. I was asked to offer my professional opinion and expertise on the possible impact of this development to surrounding neighbors. This is which you will find below.

Square 1 Building Assoc LLC is one of the most sought-after and respected builders in this area (and outside of this area as well). They are known for building higher end, custom and quality homes. This is important to know that a reputable builder with a great reputation is going to take great care and pride in the construction of this development.

After reviewing the proposed project, the layout of the units and where they are in relation to the property lines, this should not have any negative impact on the surrounding properties. The distance from the nearest unit to the nearest home is approximately 118' away from the accessible units to the East and the remaining properties are approximately 300' to the South. This looks to be an adequate buffer to have in between the homes and units. I do not see this adversely affecting any abutting property owners. The project, in my opinion, would help increase the values of the surrounding homes. Typically, when areas of new homes are built, the surrounding homes benefit from the increased sales prices and quality homes around them.

During my research, the median home/condo sale in the Town of Brooklyn for the past 12 months is \$300,000. The average unit size in this project is 2000+/- SF, where the price point of the units at hand will most likely be above this median price. This information has been taken from the multiple listing service from 10/19/20-10/19/21.

If you have any questions, please feel free to reach out on my cell (508) 561-0249 or via email JaredMeehan@remax.net and I would be more than happy to answer any questions or concerns.

Thank you,

Jared Meehan
Associate Broker
RE/MAX Bell Park
(508) 561-0249
JaredMeehan@remax.net

www.bellparkrealty.com

Killingly Office: 610 Hartford Pike, Dayville, CT 06241 | O: 860-774-7600 F: 860-779-3244

Putnam Office: 25 Providence Street, Putnam, CT 06260 | O: 860-928-7991 F: 860-928-4905

Each Office Independently Owned & Operated

SITE PLAN REVIEW - A type of application whereby the Planning and Zoning Commission reviews buildings, structures or uses of land for conformance with standards set forth in these Regulations. *See Section 9.C of these Regulations.*

SIT-DOWN RESTAURANT - *See "Food Service Related Terms".*

SOIL - Any unconsolidated mineral or organic material of any origin.

SOIL EROSION AND SEDIMENT CONTROL PLAN - A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

SOLAR ENERGY SYSTEM, ROOF-MOUNTED - A solar collection system that is installed upon or is part of the roof of a building or structure located on the subject property. Systems integrated as awnings or attached to the roofs of porches, sheds, carports and covered parking structures also fall under this distinction.

SOLAR ENERGY SYSTEM, SMALL - An accessory solar energy collection system that is interconnected to the local utility electrical grid on the customer's side of the electric meter, generates electricity for direct consumption on the subject property to offset electricity purchased from the local electric distribution company, and performs in accordance with current state net-metering laws.

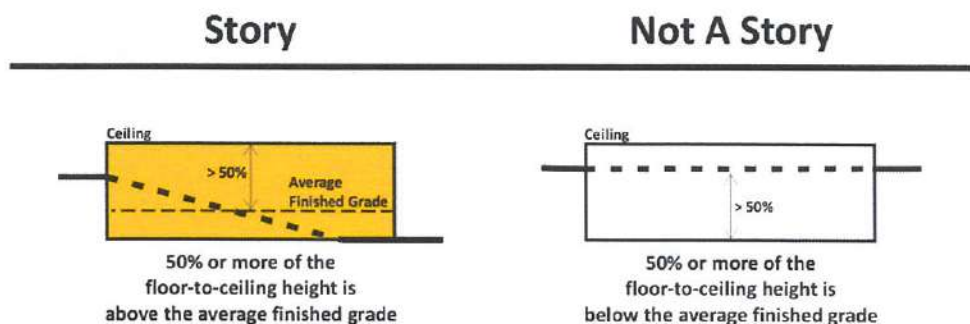
SPECIAL PERMIT - A type of approval authorized by the Connecticut General statutes whereby certain classes or kinds of buildings, structures or uses of land may be permitted by the Planning and Zoning Commission subject to standards set forth in these Regulations and to conditions necessary to protect the public health, safety, convenience and property values. *See Section 9.D of these Regulations.*

SPECIFIED ANATOMICAL AREAS - *See "Adult- Related Terms".*

SPECIFIED SEXUAL ACTIVITIES - *See "Adult- Related Terms".*

STATE - The State of Connecticut.

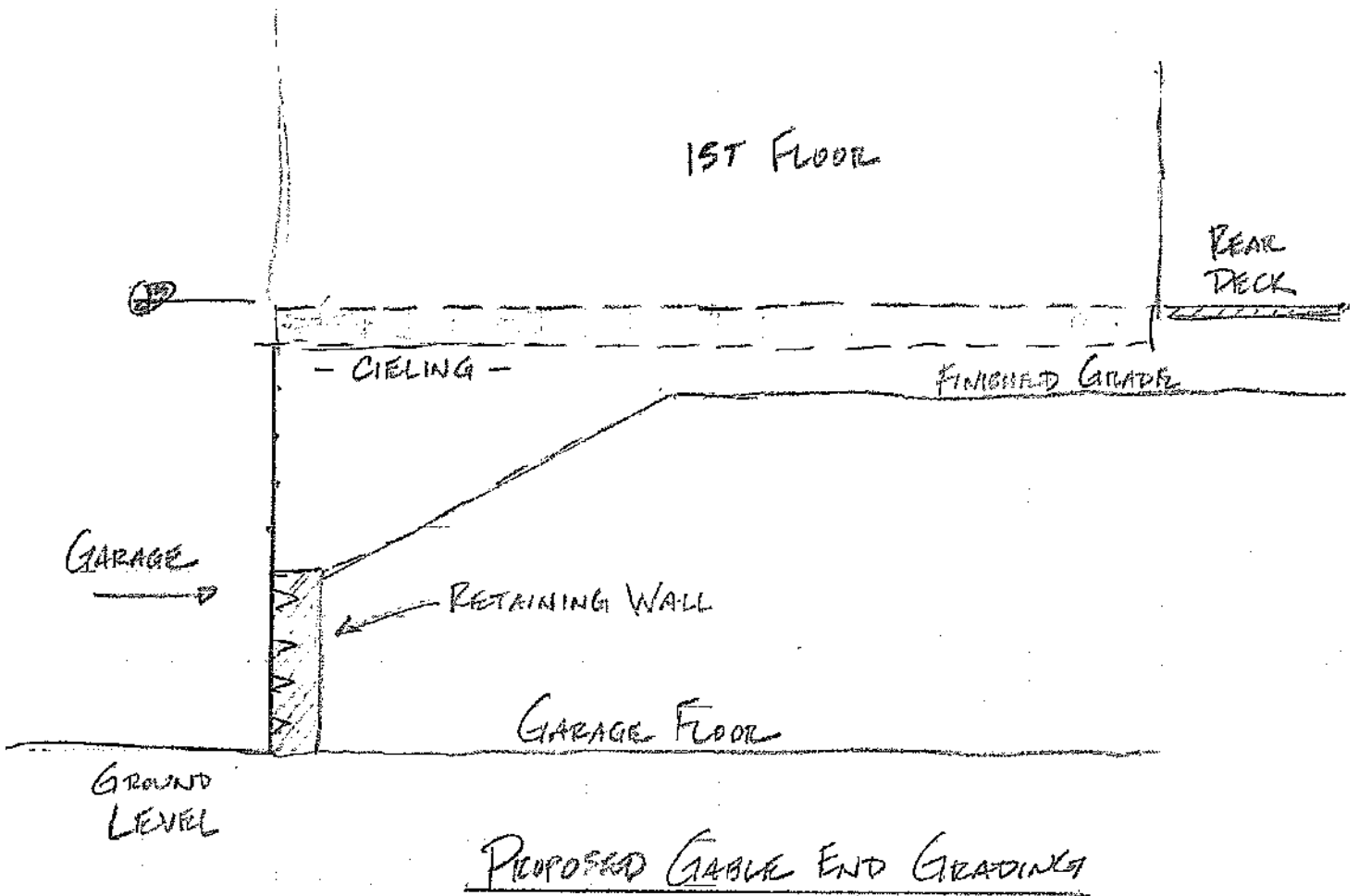
STORY - That portion of the building which is between the surface of a floor and the surface of the next floor above or, in the absence of a floor above, the ceiling above. A portion of a building located partially below grade and where 50 percent or more of the floor-to-ceiling height of that portion of the building is below the average finished grade at the walls of the structure shall not be considered a story.



STREET - A road, highway, lane, avenue, boulevard, or any other public or private way, or a way opened to the public or private use, which provides a principal means of access to a lot. "Street" shall be deemed to include the entire width of the right-of-way but shall not include private driveways and private rights-of-way.

STREET LINE - The line dividing the street and the lot.




SHANE POLLOCK - LOUISE BERRY DRIVE



Natural Diversity Data Base Areas

BROOKLYN, CT

June 2021

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows general locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, complete a Request for Natural Diversity Data Base State Listed Species Review form (DEP-APP-007), and submit it to the NDDB along with the required maps and information. More detailed instructions are provided with the request form on our website.

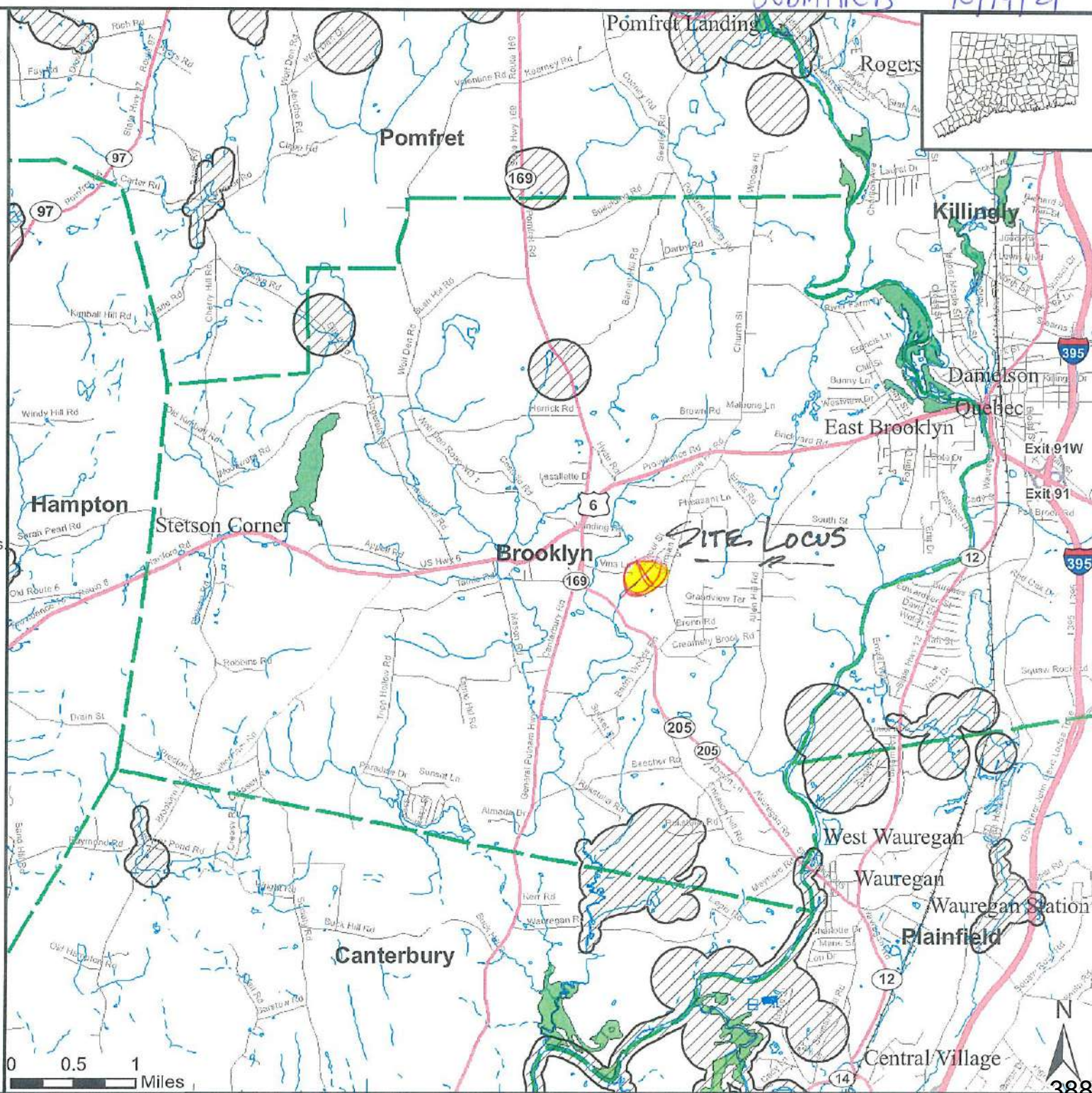
www.ct.gov/deep/nddbrequest

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

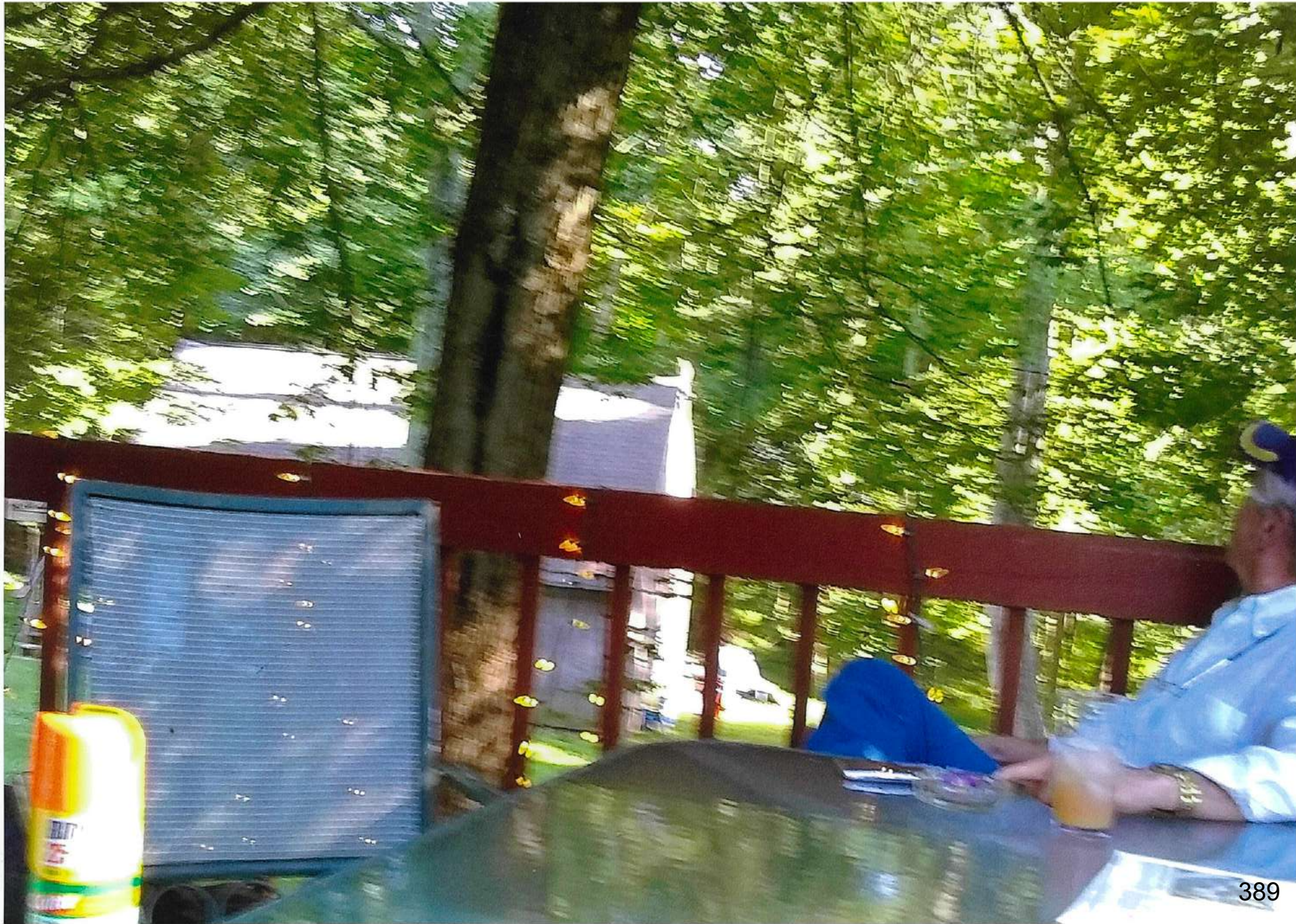
QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



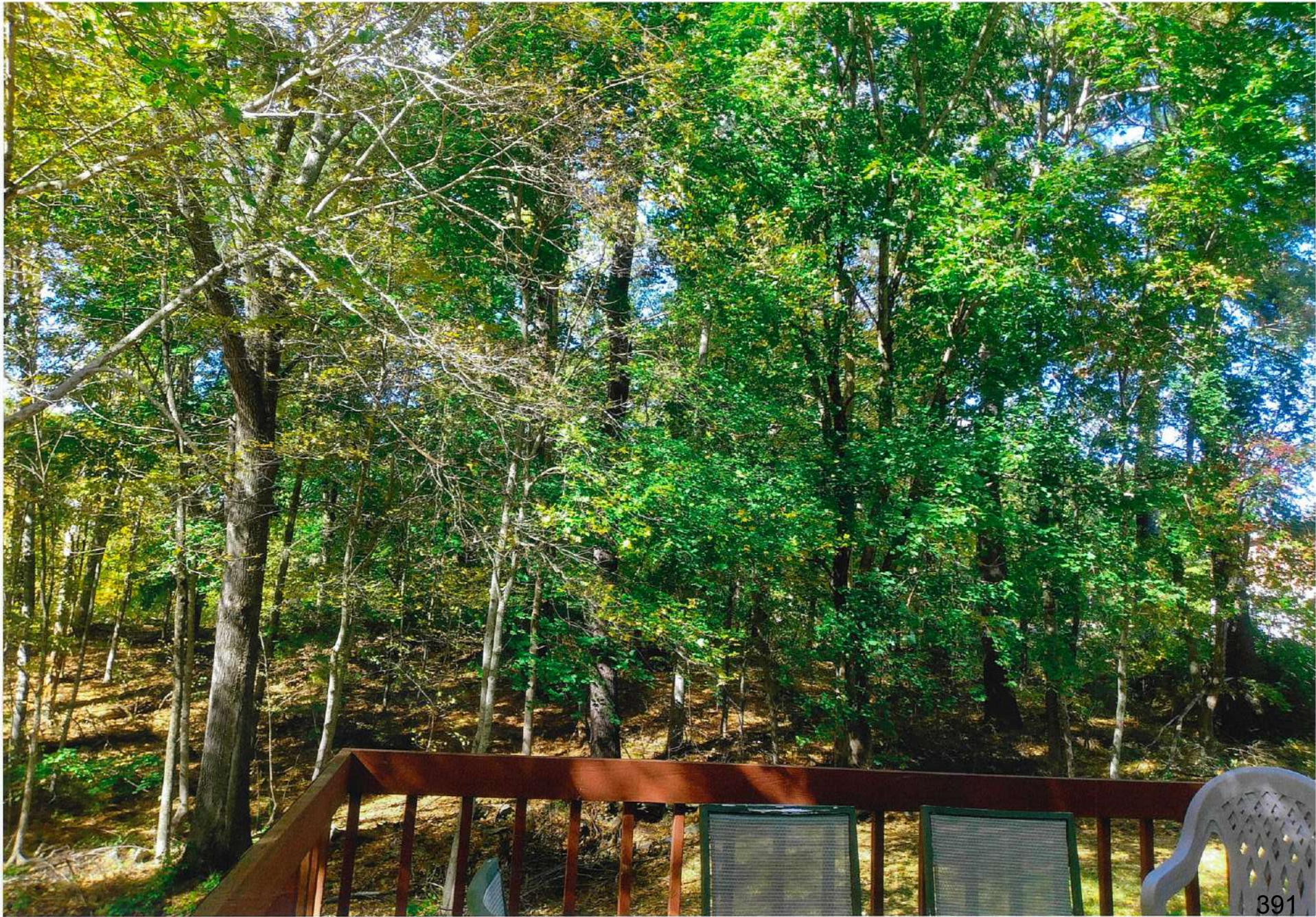
Connecticut Department of
Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division

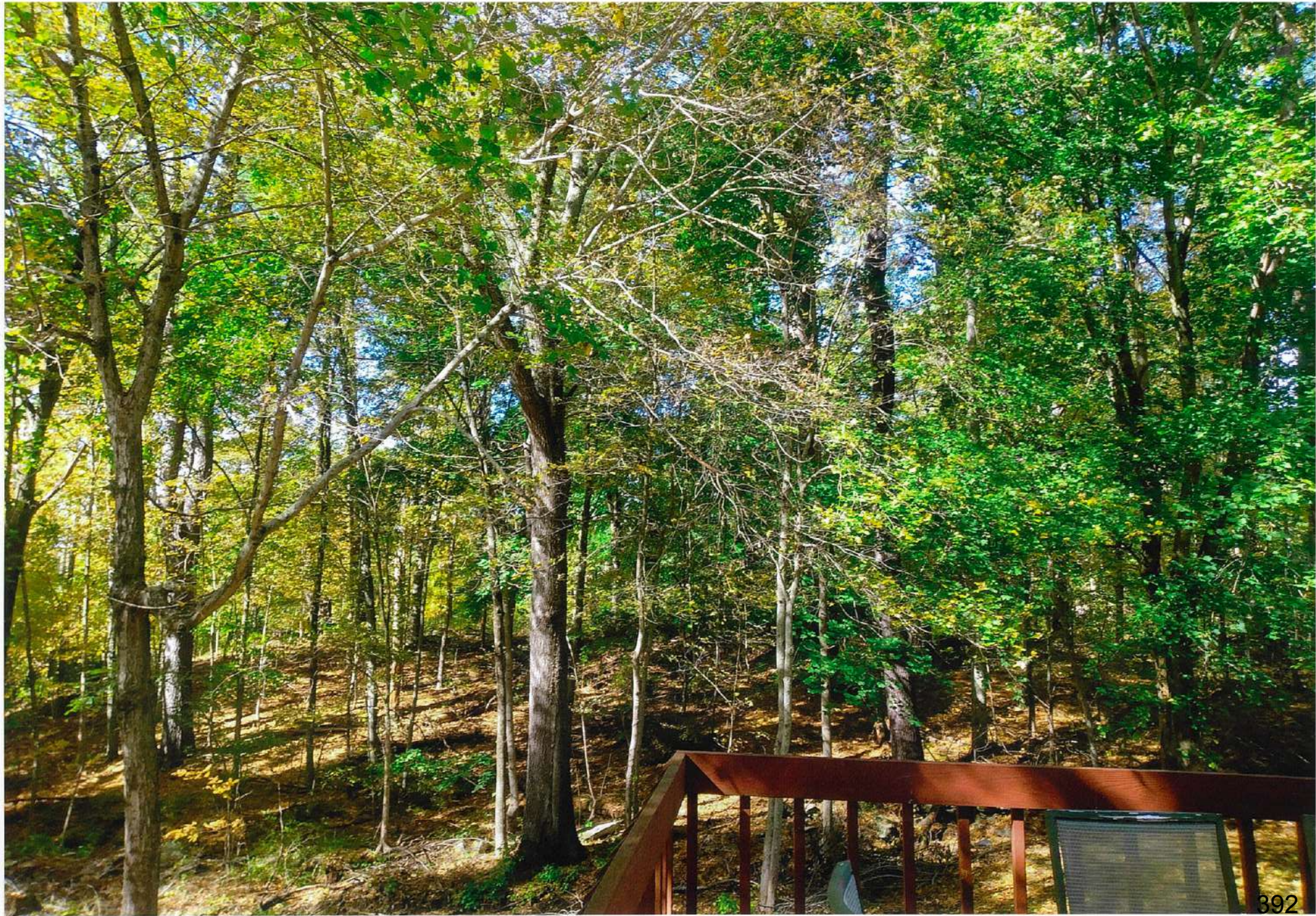


SUBMITTED 10/19/21









TOWN OF BROOKLYNNOTICE OF SPECIAL TOWN MEETING

The legal voters of the Town of Brooklyn are hereby warned to meet at the Town Hall in said Town of Brooklyn on Wednesday April 8, 1953, at 8:00 o'clock P.M. for the following purposes, to wit:

1. To amend the resolutions adopted at the Special Town Meeting held December 10, 1952, for the purpose of naming The Hartford-Connecticut Trust Company as certifying and paying agent of an issue of bonds authorized at said meeting for the construction of the new Consolidated Elementary School.
2. To see whether or not the voters will accept Cundall Street as a Town Highway and will authorize and direct the Selectmen to regrade and resurface said Cundall Street provided and subject to the condition that the abutting property owners release the Town of Brooklyn from any liability for damages hereafter sustained or claimed to be sustained by said adjoining property owners from the discharge of any surface water onto their lands resulting from the regrading and resurfacing. To appropriate such funds as may be necessary to carry out the above regrading and resurfacing.
3. To see whether or not the voters will appropriate the necessary funds and will direct the Selectmen to construct a road fifty (50) feet in width extending from the westerly line of Gorman Road in a westerly direction along the southerly fifty (50) feet of the new Consolidated Elementary School lot to a point in the range of the westerly edge of the westerly foundation of said new school.
4. To see whether or not the voters will vote to accept from the State of Connecticut, Town Aid Funds for Improvement of Highways and Bridges available as of July 1, 1953, under the terms and provisions of the General Statutes of Connecticut, Chapter 106, Sections 2169 and 2177.
5. To see whether or not the voters will vote an ordinance requiring that a building permit be secured from the Town Clerk, upon application, for the construction, alteration or removal of buildings or structures when the cost of such construction, alteration or removal shall exceed the sum of Two Hundred Dollars (\$200.00).

Dated at Brooklyn, Connecticut, this First day of April, 1953.

ARCHIE G. ENNIS

HARRY PIOTROSKI

ROBERT A. PLANKEY

SELECTMEN

A true copy of the original on file,

Attest:

Raymond H. Doyen
Town Clerk.

Pursuant to the foregoing warning, the Special Town Meeting was called to order by Town Clerk Raymond H. Doyen, at 8:00 p.m., on WEDNESDAY, APRIL 8, 1953.

Mr. Arthur E. Mott was chosen Moderator.

The warning was read by the Moderator.

1. A motion was duly made and seconded to adopt the following resolution:

"RESOLVED: that Motion No. 6 adopted at the Special Town

Meeting held December 10, 1952, which resolution named The Hartford National Bank & Trust Company of Hartford, Connecticut, and The Windham County National Bank as certifying and disbursing agents of the bonds to be issued for the new consolidated elementary school, be amended for the purpose of designating the Hartford-Connecticut Trust Company as certifying and disbursing agent of said issue of bonds."

The vote was taken by voice vote, and the Moderator declared the motion carried.

2. A motion was duly made and seconded to adopt the following Resolution:

"RESOLVED: that Cundall Street be accepted as a Town Highway, and that the Selectmen be authorized to regrade and resurface said Cundall Street, provided and subject to the condition that the abutting property owners release the Town of Brooklyn from any liability for damages hereafter sustained or claimed to be sustained from the discharge of surface water onto their adjoining lands after the regrading and resurfacing."

The vote was taken by voice vote, and the Moderator declared the motion carried.

3. A motion was duly made and seconded to adopt the following Resolution:

"RESOLVED: that a strip of land fifty (50) feet in width along the southerly boundary line of the new consolidated elementary school lot on Gorman Road be designated by the Town as a public highway, and that the Selectmen be authorized and directed to regrade, improve and resurface said highway from Gorman Road in a westerly direction to a point in the range of the westerly edge of the westerly foundation of said new consolidated elementary school building."

The vote was taken by voice vote, and the Moderator declared the motion carried.

4. A motion was duly made and seconded to adopt the following Resolution:

"RESOLVED: that we, the legal voters of the Town of Brooklyn in Town Meeting assembled this 8th day of April, 1953, hereby authorize and instruct the Board of Selectmen to enter into an agreement in the name and on behalf of the Town of Brooklyn with the Highway Commissioner for the expenditure of all funds to become available to said Town from the State of Connecticut on and after July 1, 1953, under the provisions of Sections 2170 and 2177 Chapter 106 of the General Statutes of Connecticut, Revision of 1949."

The vote was taken by voice vote, and the Moderator declared the motion carried.

5. A motion was duly made and seconded to adopt the following Ordinance:

"AN ORDINANCE OF THE TOWN OF BROOKLYN PROVIDING FOR THE REGULATION OF ERECTION, CONSTRUCTION, ALTERATION, REPAIRING DESTRUCTION OR REMOVAL OF BUILDINGS OR STRUCTURES:

BE IT ORDAINED by the Town of Brooklyn, Connecticut, in a Special Town Meeting legally called and held upon April 8, 1953, for the adoption of a rule or rules relating to the regulation of the erection, construction, alteration, repairing, destruction or removal of any building or structure under the authority of the General Statutes of Connecticut, and especially under the authority by affirmative pregnant of Section 619 of the General Statutes Revision of 1949.

SECTION 1: Before the erection, construction, alteration, repairing, destruction or removal of any building or structure or any material or considerable part thereof within the

limits of the Town of Brooklyn is commenced, when the value of such erection, construction, alteration, repairing, destruction or removal shall exceed the sum of Two Hundred Dollars, there shall be submitted to the Town Clerk an application for a permit for such erection, construction, alteration, repairing, destruction or removal to be made on application blanks to be furnished by the Town Clerk, containing a statement of specifications, estimated cost and the amount of the increased value or decreased value resulting from such erection, construction, alteration, repairing, destruction or removal.

SECTION 2: The Town Clerk shall examine and approve such applications weekly, and sooner when requested by the owner or builder. The approval of the application by the Town Clerk shall be a permit for such erection, construction, alteration, repairing, destruction or removal and the Town Clerk shall then issue a permit to said applicant.

SECTION 3: The Town Clerk shall keep such applications and copies of permits issued on file for inspection by any Town official or any inquiring person.

SECTION 4: A permit shall be rendered null, void and of no effect when no work is commenced pursuant to the terms thereof within one year from the date when the permit was issued.

SECTION 5: The Town Clerk shall collect from each applicant an application fee of \$1.00.

SECTION 6: Ordinary repairs of buildings or structures or parts thereof may be made without filing an application for a permit.

SECTION 7: The Town Clerk, the First Selectman and the Assessors are authorized to prepare necessary application blanks, permits and any other forms which may be required to effectively carry out the terms of this ordinance, and they are further directed to establish such records as may be necessary to effectively record the applications made and permits issued.

SECTION 8: Any person or corporation who violates any of the terms or provisions of this ordinance, or who gives any false information, shall be fined not less than Twenty-five Dollars.

SECTION 9: This ordinance shall become effective on July 1, 1953.

The vote was taken by voice vote, and the Moderator declared the motion carried.

There being no further business to come before the meeting it was voted to adjourn at 9:15 p.m.

A true transcript of the minutes of the meeting and of the original Resolutions and Ordinance on file,

Attest:

Raymond H. Doyen

 Town Clerk.

RETURN OF NOTICE

I hereby certify that on April 1, 1953, I left a duplicate of the foregoing and attached warning and notice of special meeting of the Town of Brooklyn with Raymond H. Doyen, its Town Clerk.

I further certify that I caused a copy of said warning and notice

235 Gorman Road
Brooklyn, CT 06234
October 20, 2021

Mr. Rick Ives
First Selectman
4 Wolf Den Road
PO Box 356
Brooklyn, CT 06234



Dear Mr. Ives:

I am writing regarding the consideration of 51 condominiums on Louise Barry Drive. I attended the October 19th meeting via phone and found it disappointing, at best.

The discussion regarding traffic, despite being informed that there was a "study" during peak hours, does not appear to be true. I live on Gorman Road. You can tell me that traffic is not an issue during the peak hours of school drop off and pick-up but, as I mentioned at the meeting, traffic is a problem.

My daughter had a doctor's appointment. I had forgotten that it was school pick-up time between the hours of 3:00-3:30 pm. I ended up sitting in my vehicle several houses before the school, waiting, while one by one, a car from my travel lane was free to enter the school parking lot, then a car from the opposite direction . . . and so on and so forth. My six-minute ride from work to home took 20 minutes. By the time I picked up my daughter, I already knew that she was going to be late for her appointment. What if there was a home emergency? What if a firetruck or police cruiser was trying to get down the road? Or an ambulance? I understand that this is a school issue and that it won't be a problem forever. It may resolve once the pandemic subsides and people are comfortable with their children riding the school buses again. However, there will be an additional 51 people (at least), possibly 102 people or more, traveling that road to get to and from their homes once the condominiums go up. This does not begin to take into consideration the construction vehicles that will be in and out of the road during the building process.

Additionally, and an even bigger concern for me, is the wildlife. This rural area of Brooklyn is WHY we live here. We have such wonderful wildlife that wander about in our yards: deer, fox, coyotes, bobcats, raccoons, rabbits, fisher cats, wild turkeys and even the occasional bear. I love them all and find much joy seeing them meander through the yard. Anyone who tells me that this will not affect the "habitat corridor" is not to be believed. The animals will no longer be in our backyards. They will no longer have homes. Their nests, dens and warrens will all be destroyed.

We live by the school. School teaches us to be kind to our environment and to preserve the planet for the future of our children. The town is seriously considering destroying animal homes which will put an end to the wildlife in the area? This is one of the very best parts about living in rural Brooklyn.

I see dollar signs in your eyes. Extra tax dollars for the condos. Extra tax dollars for each new vehicle and every new driver living in the condos. It's hard to say no to money but

sometimes, it shouldn't be about the almighty dollar. It should be about preserving animals and a quieter, simpler way of life.

You have children. You have grandchildren. Do you think this is in their best interest? In the town's best interest? The builder doesn't even bother to attend the meetings for the condo but instead sends a representative. Perhaps that's what I am meant to be, a representative. A representative for the wildlife. A representative for my neighbors. A representative for my children.

If you MUST build condos, look elsewhere. I understand that housing is hard to find in Brooklyn. Do you know WHY it's hard to find? Because it's a beautiful, rural environment with small town values where neighbors know neighbors and look out for one another. Do you really mean to take that away?

I think it's time to sit back and reconsider this entire project. I know this letter will probably be ignored and filed away somewhere. I am just one person. There are a lot of people that feel this same way. Don't be fooled because there wasn't a lot of representation at the meeting. People have children, jobs and other responsibilities that are very important to them as well as their town, but they can only be one place at a time. Just because people couldn't attend, doesn't mean that they don't care. I am willing to represent them all, to be the voice of those unable to speak due to other commitments. Maybe you could be the person to LISTEN.

Respectfully,

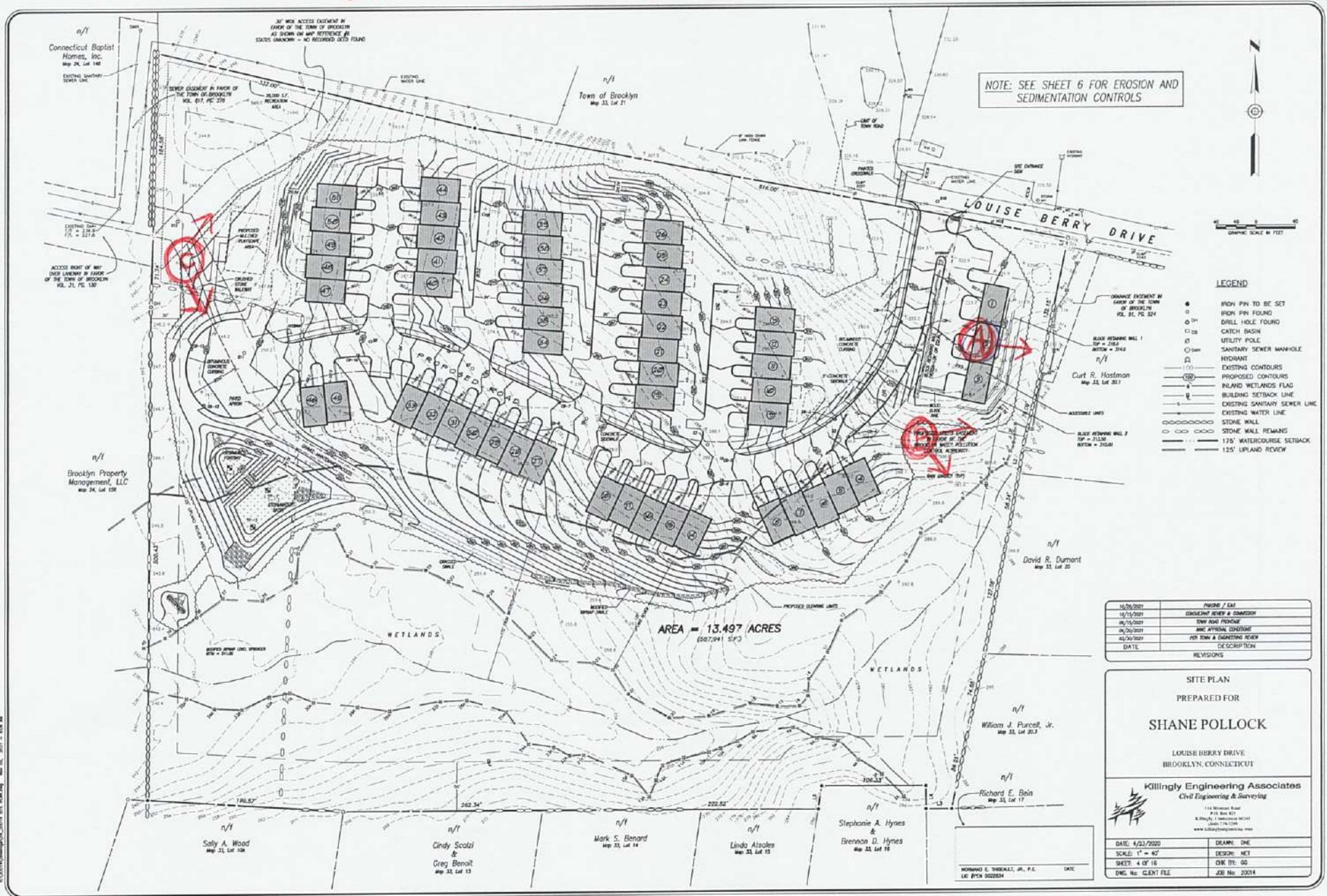


Linda Violette Buisson

cc: Jana Roberson, Community Development – Brooklyn, CT
Austin Tanner, Selectman – Brooklyn, CT


SITE WALK PHOTOS

11-1-2021



9 PHOTOS ATTACHED
3 FROM EACH LOCATION



A photograph of a wooded area. In the foreground, there is a dense thicket of green and brown shrubs. A white sign with black text is placed among the plants. The background shows a forest of tall trees with some green leaves and many bare branches, suggesting an autumn or winter setting. A white vehicle is visible in the distance through the trees.

SITE A : FACING E 2



SITE A : FACING E 3



SITE B: FACING N-E 1



SITE B: FACING E 1



SITE B: FACING S-E 1







PROPOSED MULTI-FAMILY CONDOMINIUM DEVELOPMENT

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

PREPARED FOR:
SHANE POLLOCK

TABLE OF ZONING REQUIREMENTS		
ZONE = R-30*		
	REQUIRED	PROVIDED
Lot Area	30,000 s.f.	13,497 Acres
Front Yard Setback	50'	53.4'
Side Yard Setback	30'	48'
Rear Yard Setback	50'	257'
Building Height	35' Max.	<35'
Lot Frontage	110'	243.74'
Building Separation	40' min	40'-115'

DENSITY: 1 unit per every 5,000 s.f.
13,497 ac = 587,929 s/f - 117 units max
51 units proposed

PARKING: 2 spaces per unit required - 102 required
2 garage spaces + 1 driveway space per unit for 48 units = 144 spaces
1 garage space + 1 driveway space per accessible units = 6 spaces
+ 15 additional spaces - 165 spaces total

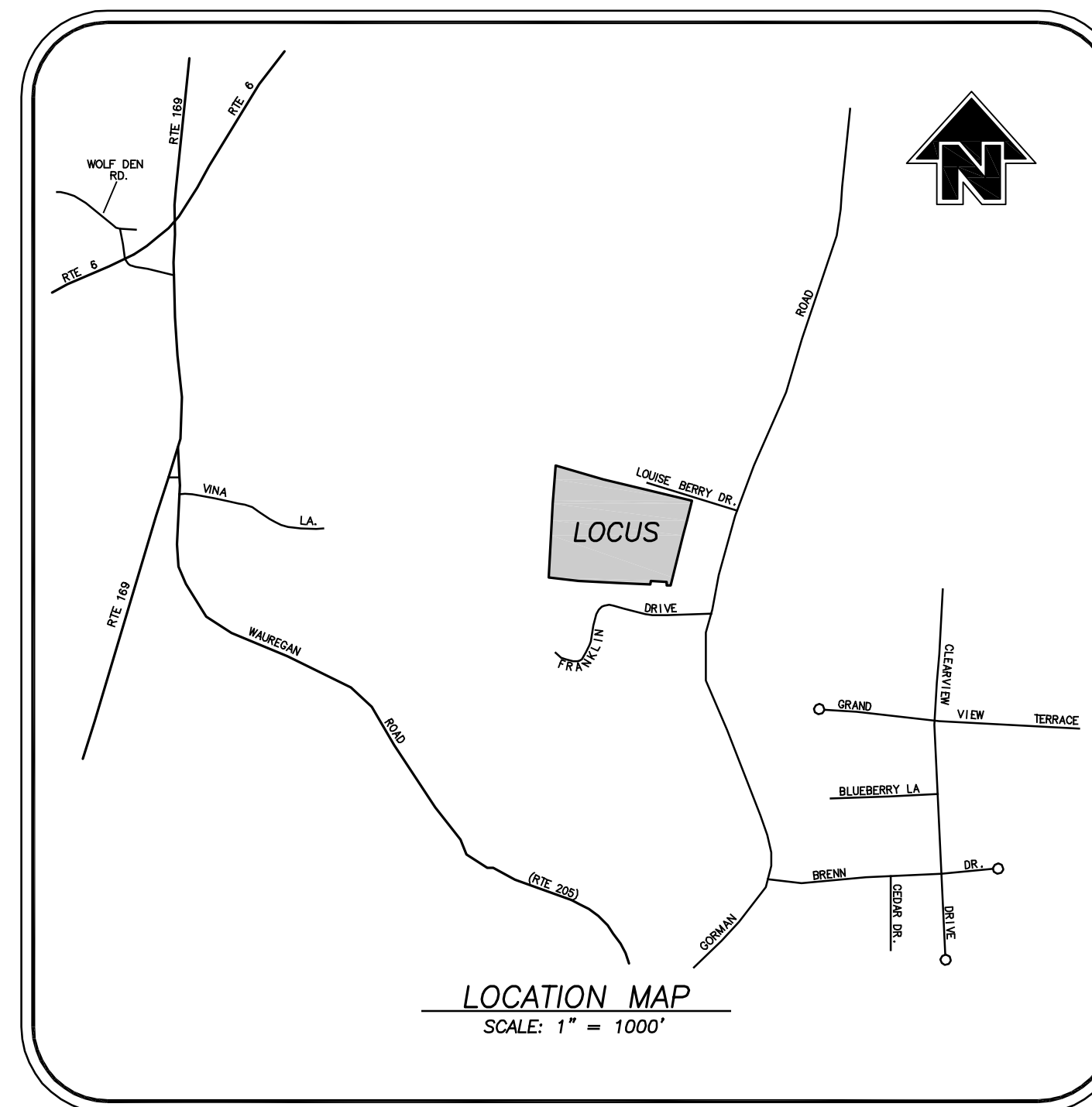
*Multi-family development in accordance with Section 6.E.
ZONE = RA*

GENERAL NOTES:

- Ownership of the stormwater basin and drainage system shall be the Homeowner's Association. The Town of Brooklyn will not assume responsibility as such.
- There shall be no parking along the main access roadway or side drives. Appropriate signage shall be installed accordingly.
- The only work allowed prior to installing the perimeter sediment controls shall be clearing vegetation. No grubbing shall be allowed until the perimeter sediment controls have been installed as per plan. Call (860) 779-3411, ext. 31, for an inspection of the perimeter sediment controls. The perimeter sediment controls must be approved in writing by the IWWC Agent or a Commission member prior to commencing any other work.
- The temporary sediment basin and swale must be at least temporarily stabilized prior to discharging any stormwater into them. Call (860) 779-3411, ext. 31, for an inspection of the temporary sediment basin and swale. The temporary stabilization of the temporary sediment basin and swale must be approved in writing by the IWWC Agent or a Commission member prior to discharging any stormwater into them.
- Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity.
- The Homeowner's Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity.
- The construction of the temporary sediment basin and swale shall begin between April 14 and September 1 to allow for vegetation to become at east temporarily established in the basin prior to discharging stormwater into the temporary sediment basin and swale. The basin and swale should be substantially completed by September 1. Construction of the temporary sediment basin and swale shall not commence between September 2 and April 13 in accordance with the provisions of Section 11.1 of the Brooklyn IWWC Regulations.

LEGEND

●	IRON PIN TO BE SET
○	IRON PIN FOUND
○ DH	DRILL HOLE FOUND
□ CB	CATCH BASIN
∅	UTILITY POLE
○ SMH	SANITARY SEWER MANHOLE
⊕	HYDRANT
--- 100 ---	EXISTING CONTOURS
--- 100 ---	PROPOSED CONTOURS
≡	INLAND WETLANDS FLAG
—#—	BUILDING SETBACK LINE
—S—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER LINE
○ ○ ○ ○ ○	STONE WALL
○ ○ ○ ○ ○	STONE WALL REMAINS
— — — — —	SILT FENCE
— — — — —	175' WATERCOURSE SETBACK
— — — — —	125' UPLAND REVIEW



INDEX TO DRAWINGS

TITLE	SHEET No.
COVER SHEET	1 OF 16
PROPERTY SURVEY	2 OF 16
EASEMENT MAP	3 OF 16
SITE PLAN	4 OF 16
LAYOUT & LANDSCAPING PLAN	5 OF 16
EROSION CONTROL AND UTILITIES PLAN	6 OF 16
ROAD PROFILE	7 OF 16
PHASING PLAN No. 1	8 OF 16
PHASING PLAN No. 2	9 OF 16
PHASING PLAN No. 3	10 OF 16
PHASING PLAN No. 4	11 OF 16
PHASING PLAN No. 5	12 OF 16
DETAIL SHEET 1	13 OF 16
DETAIL SHEET 2	14 OF 16
DETAIL SHEET 3	15 OF 16
DETAIL SHEET 4	16 OF 16
PROXIMITY PLAN	1 OF 1

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
12/07/2020	ADDED TEST HOLE DATA
01/04/2021	TOWN & ENGINEERING REVIEW
01/27/2021	PER BWP/CA REVIEW
02/10/2021	EASE ADDED/ZONE/CT WATER COMMENTS
03/30/2021	TOWN & ENGINEERING REVIEW
04/20/2021	IWWC APPROVAL CONDITIONS
09/15/2021	TOWN ROAD FRONTAGE
10/15/2021	CONSULTANT REVIEW & COMMISSION
10/26/2021	PHASING PLANS / E&S



Killingly Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**

April 23, 2020

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE: _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

Per Sec. 8.26c of the Connecticut General Statutes, as amended, approval automatically expires if all public improvements required by this plan are not completed by that date.

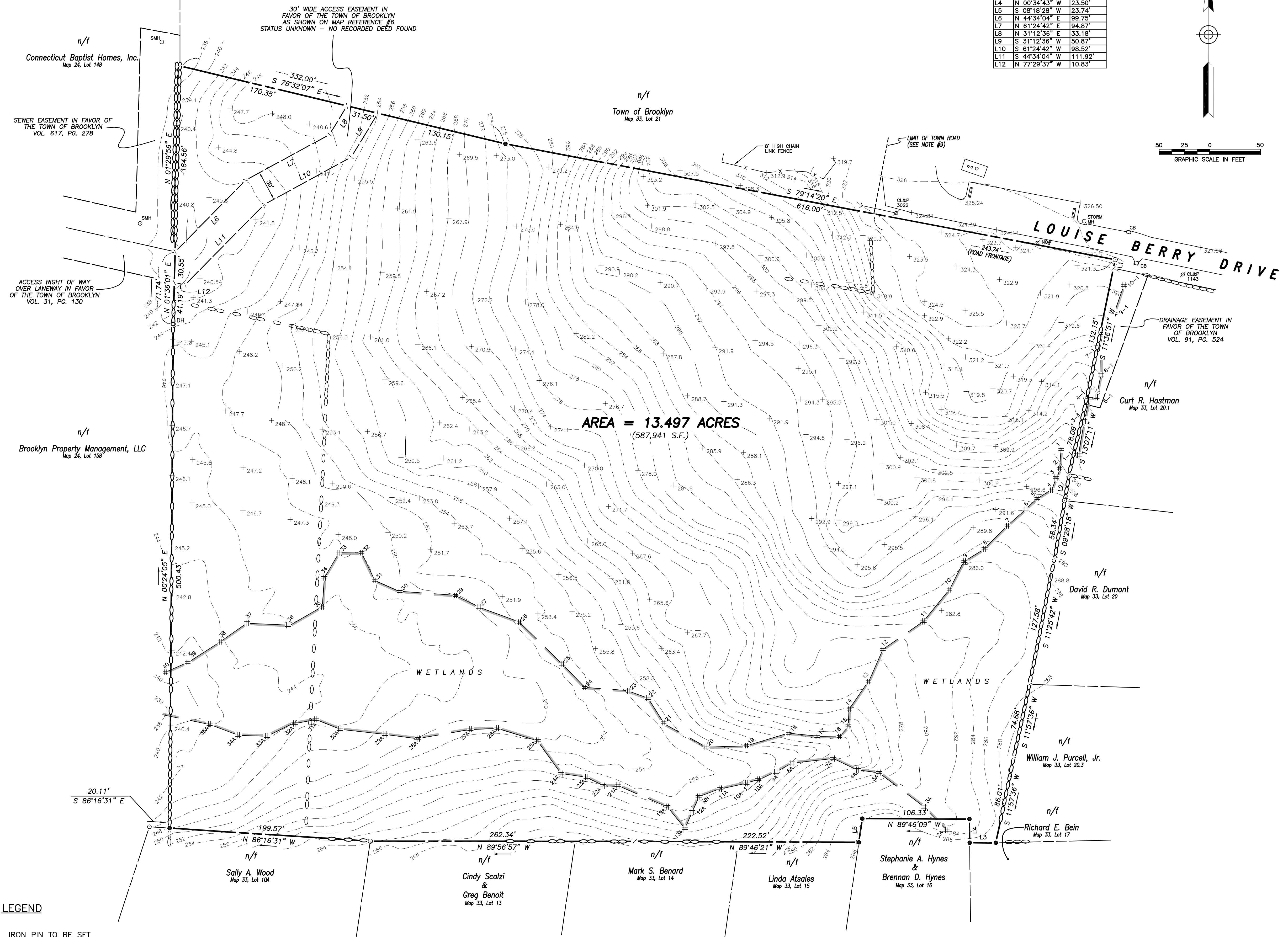
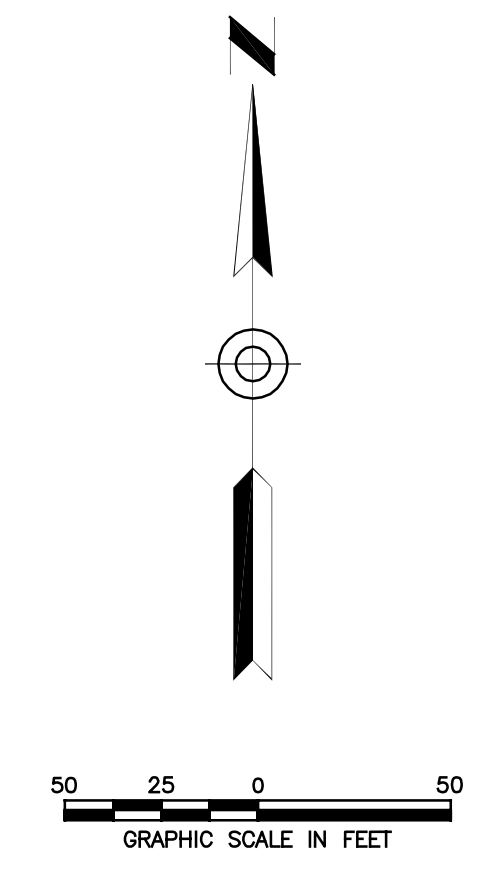
ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE _____

K:\2024\Drawings\2024-2025\SURVEY.dwg Nov 02, 2021 8:00 AM

LINE	BEARING	DISTANCE
L1	S 11°34'49" W	8.88'
L2	S 09°28'18" W	25.48'
L3	N 89°46'21" W	25.92'
L4	N 00°34'43" W	23.50'
L5	S 08°18'28" W	23.74'
L6	N 44°34'04" E	99.75'
L7	N 61°24'42" E	84.87'
L8	N 31°12'36" E	33.18'
L9	S 31°12'36" E	50.87'
L10	S 61°24'42" W	98.52'
L11	S 44°34'04" W	111.92'
L12	N 77°29'37" W	10.83'



- 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 "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: Property Survey
 - Boundary Determination Category: Resurvey.
 - Zone = R-30.
 - Owner of record: Shane J. Pollock & Erin F. Mancuso
101 Mackin Drive
Griswold, CT 06351
See Volume 659, Page 151
 - Parcel is shown as Lot 19 on Assessors Map 33.
 - North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
 - Elevations shown are based on an North American Vertical Datum of 1988 (NAVD 88). Contours taken from actual field survey. Contour interval = 2'.
 - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 0005A Effective Date: Jan. 3, 1985.
 - Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in 2019.
 - Town road limit was established by referencing the CDOT 2020 Town Roads Report, which designates the length of Louise Berry Drive to be .12 miles or 634' in length.
- MAP REFERENCES:**
- "Plan of site for new school in the Town of Brooklyn, Conn. - Scale: 1" = 100' - Date: June 9, 1952 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
 - "Layout of Franklin Drive in the Town of Brooklyn, Conn. - Scale: 1" = 100' - Date: Oct. 15, 1959 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
 - "Subdivision Plan - property of Kurt R. & Lempi E. Hostman - Gorman Road - Brooklyn, CT - Date: Aug. 1987 - Revised to: Jan. 21, 1988 - Scale: 1" = 40' - Prepared by: Louis J. Soja, Jr. - On file in the Brooklyn land records.
 - "Property Survey and inland wetland field location - Pierce Memorial Baptist Home Inc. - Route 169 - Brooklyn, Connecticut - Date: Mar. 6, 1989 - Revised to: 7/25/1989 - Scale: 1" = 50' - Sheet 6 of 6 - Prepared by: Hallisey & Herbert, Civil Engineers & Surveyors." On file in the Brooklyn Land Records.
 - "Easement Plan prepared for Town of Brooklyn - Brooklyn Elementary School & Brooklyn Junior High School - Route 205 (Wauregan Road) - Brooklyn, Connecticut Date: 4/5/1999 - Scale: 1" = 50' - Sheet 2 of 2 - Prepared by: KWP Associates." On file in the Brooklyn land records.
 - "Easement Plan showing proposed easement on land of Eggs, Inc. prepared for Town of Brooklyn - Wauregan Road (Route #205) - Brooklyn, Connecticut - Date: 4/20/2001 - Scale: 1" = 50' - Sheet 1 of 1 - Prepared by KWP Associates. On file in the Brooklyn land records.
 - "Property survey showing portion of land of pierce Memorial Baptist Home, Inc. 44 Canterbury Road and Vina Lane - Brooklyn, Connecticut - Date: November 26, 2007 - Scale: 1" = 100' - Sheet 1 of 2 - Prepared by Diocese Bentley." On file in the Brooklyn land records.
 - "Perimeter Survey prepared for Eggs Inc. - Gorman Road / Franklin Drive / Wauregan Road - Brooklyn, Connecticut - Date: Oct. 2014 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." On file in the Brooklyn land records.
 - "Boundary Line Agreement prepared for Brooklyn Center Complex, BLB, LLC and Vina Land, LLC - Wauregan Road & Vina Lane - Brooklyn, Connecticut - Date: December 11, 2019 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." Not on file.

DATE	PHASING / ERS
10/26/2021	PHASING / ERS
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	HWIC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
REVISIONS	

PROPERTY SURVEY
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
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: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 2 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - DH DRILL HOLE FOUND
 - UTILITY POLE
 - CB CATCH BASIN
 - SMH SANITARY MANHOLE
 - 260--- EXISTING CONTOURS
 - WETLANDS FLAG INLAND WETLANDS FLAG
 - ○ ○ ○ ○ STONE WALL
 - ○ ○ ○ ○ STONE WALL REMAINS

I HAVE REVIEWED THE FLAGGED INLAND WETLANDS LOCATION SHOWN ON THIS PLAN AND THEY APPEAR TO BE SUBSTANTIALLY CORRECT.

Certified Soil Scientist Date

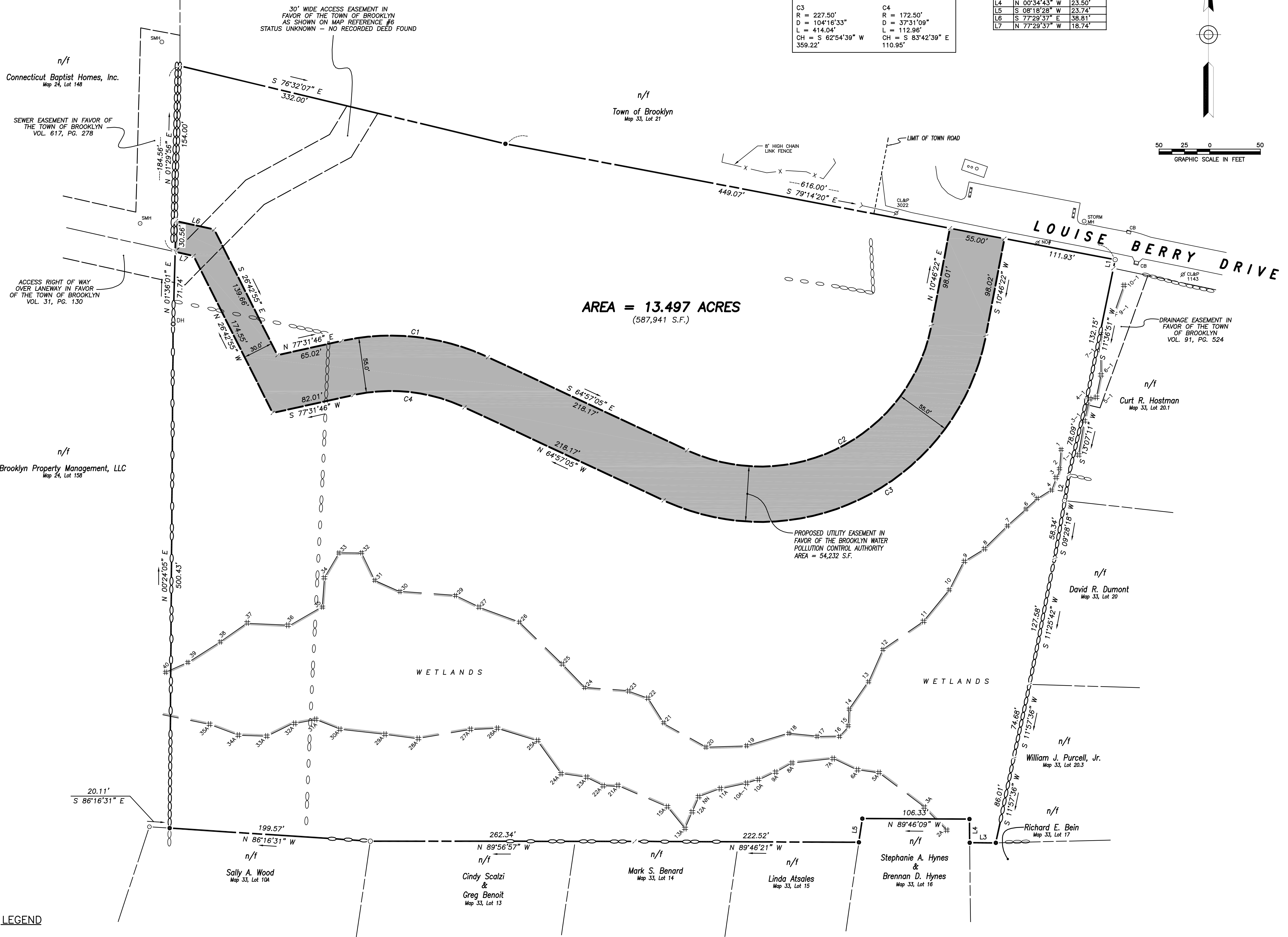
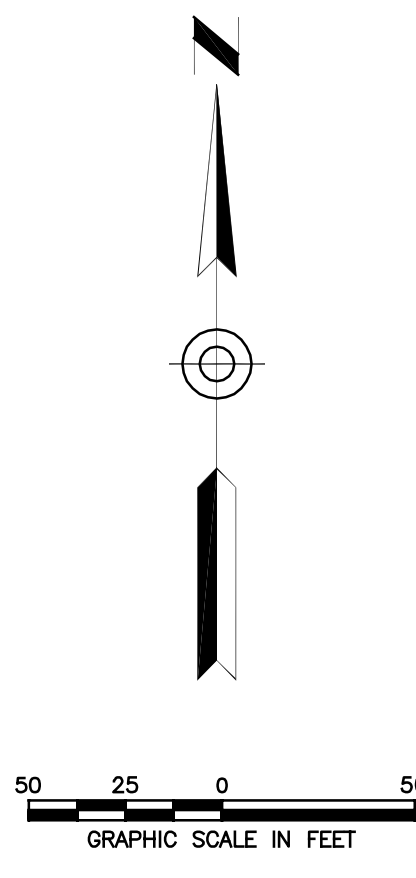
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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.

CURVE TABLE			
C1	R = 227.50'	C2	R = 172.50'
	D = 373'11.09"		D = 104°16'33"
	L = 148.97'		L = 313.94'
	CH = N 83°42'39" W 146.33'		CH = N 62°54'39" E 272.37'
C3	R = 227.50'	C4	R = 172.50'
	D = 104°16'33"		D = 373'11.09"
	L = 148.97'		L = 313.94'
	CH = S 62°54'39" W 146.33'		CH = S 83°42'39" E 272.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 113°44'49" W	8.88'
L2	S 09°28'18" W	25.48'
L3	N 89°46'21" W	25.92'
L4	N 00°34'43" W	23.50'
L5	S 08°18'28" W	23.74'
L6	S 77°29'37" E	38.81'
L7	N 77°29'37" W	16.74'



- 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;
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 - Survey Type: Easement Map.
 - Boundary Determination Category: Resurvey.
 - Zone = R-30.
 - Owner of record: Shane J. Pollock & Erin F. Mancuso
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DATE	DESCRIPTION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	HWIC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
	REVISIONS

EASEMENT MAP
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying
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DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 3 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

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

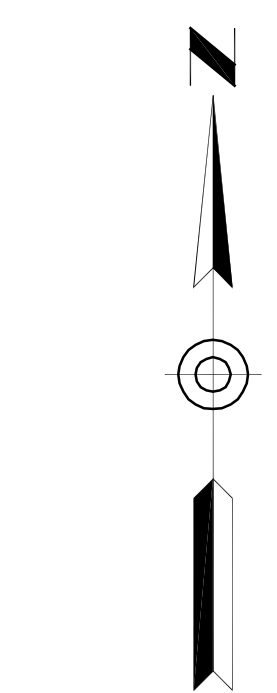
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

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

K:\2021\4\0\Drawings\105-20014 EASEMENT.dwg Nov 02, 2021 - 8:01 AM

- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - ⊙ DRILL HOLE FOUND
 - ⊕ UTILITY POLE
 - CATCH BASIN
 - SANITARY MANHOLE
 - INLAND WETLANDS FLAG
 - STONE WALL
 - STONE WALL REMAINS

NOTE: SEE SHEET 6 FOR EROSION AND SEDIMENTATION CONTROLS



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH SANITARY SEWER MANHOLE
- HYDRANT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- STONE WALL
- STONE WALL REMAINS
- 175' WATERCOURSE SETBACK
- 125' UPLAND REVIEW



DATE	REVISIONS
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	INWC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION

SITE PLAN
PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
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: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 4 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

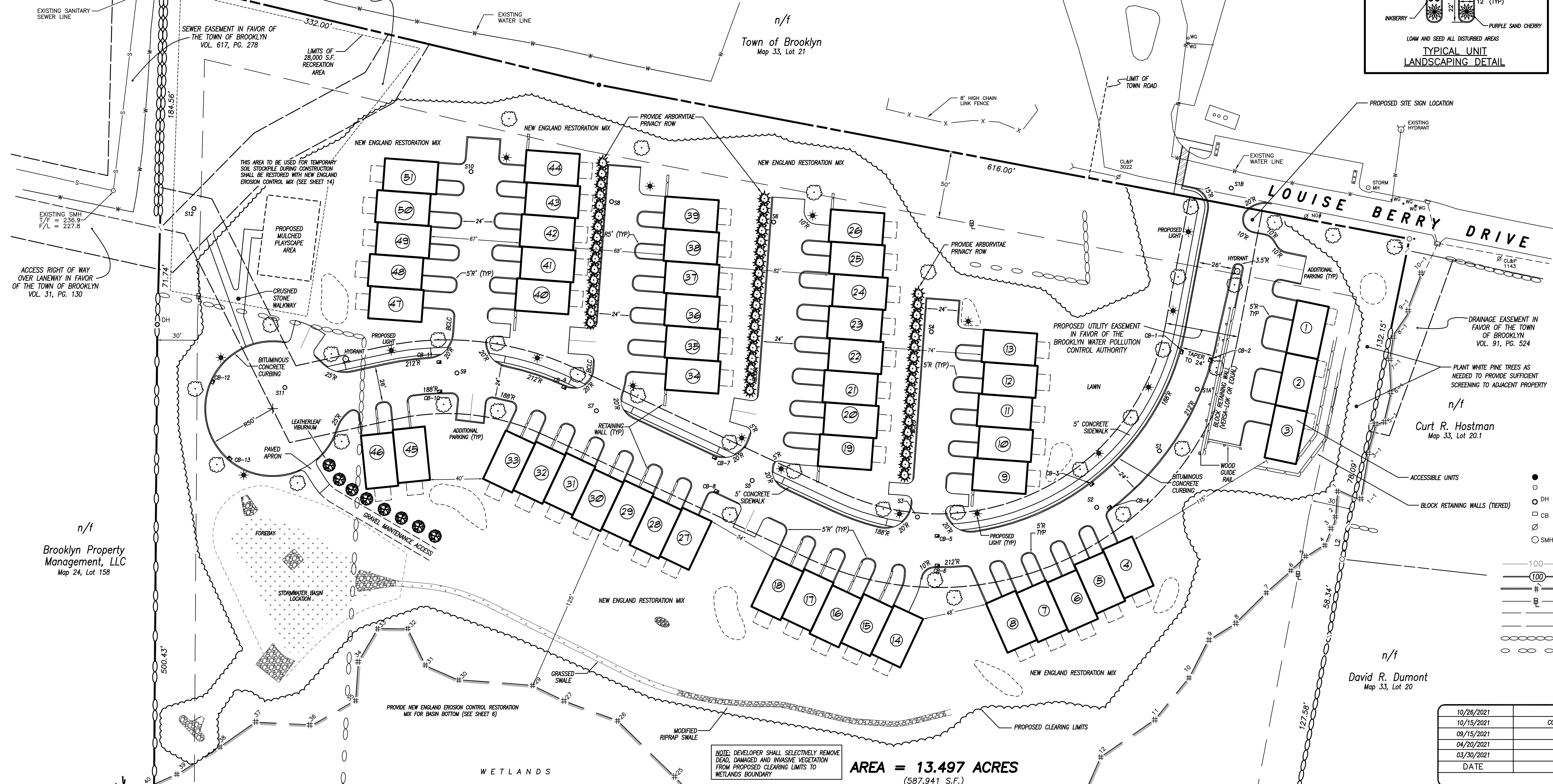
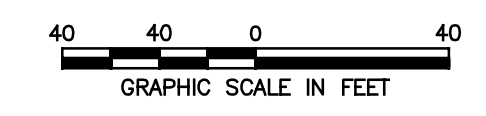
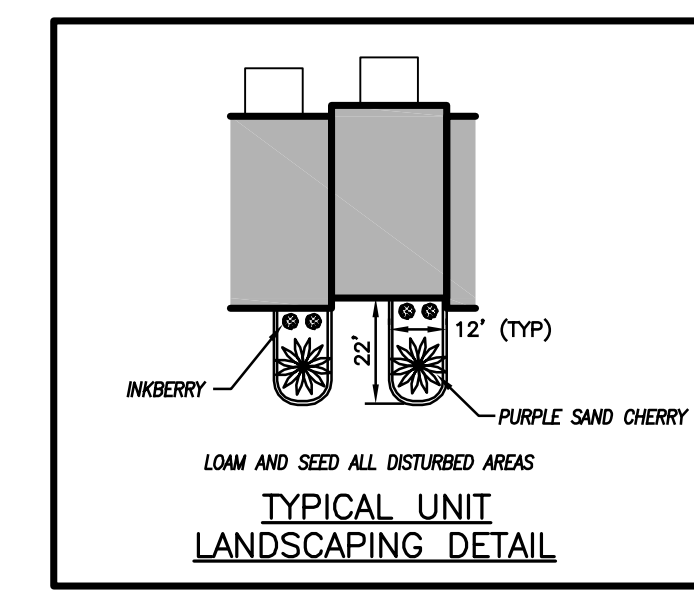
K:\2021\Killingly\04_2021\15 SITE PLAN.dwg Nov 02, 2021 - 8:04 AM

n/f
Connecticut Baptist
Homes, Inc.
Map 24, Lot 148

SEWER EASEMENT IN FAVOR OF
THE TOWN OF BROOKLYN
VOL. 617, PG. 278

30' WIDE ACCESS EASEMENT IN
FAVOR OF THE TOWN OF BROOKLYN
AS SHOWN ON MAP REFERENCE #6
STATUS UNKNOWN - NO RECORDED DEED FOUND

n/f
Town of Brooklyn
Map 33, Lot 21



ACCESS RIGHT OF WAY
OVER LANEWAY IN FAVOR
OF THE TOWN OF BROOKLYN
VOL. 31, PG. 130

n/f
Brooklyn Property
Management, LLC
Map 24, Lot 158

n/f
Curt R. Hostman
Map 33, Lot 20.1

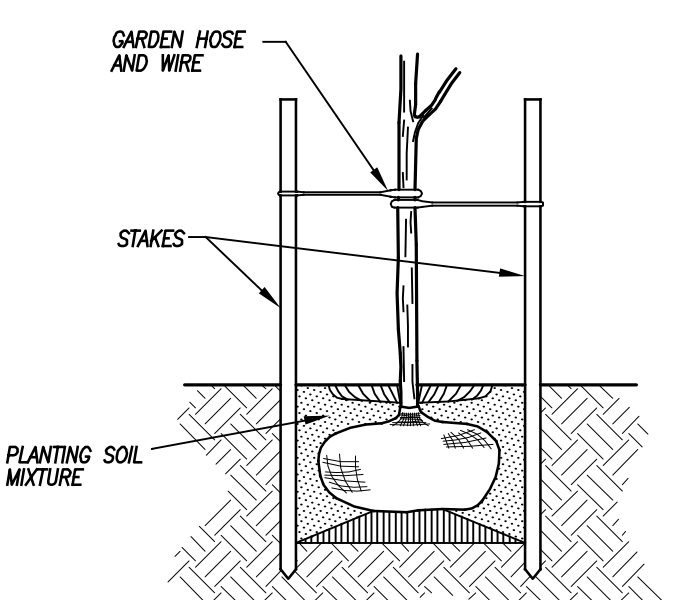
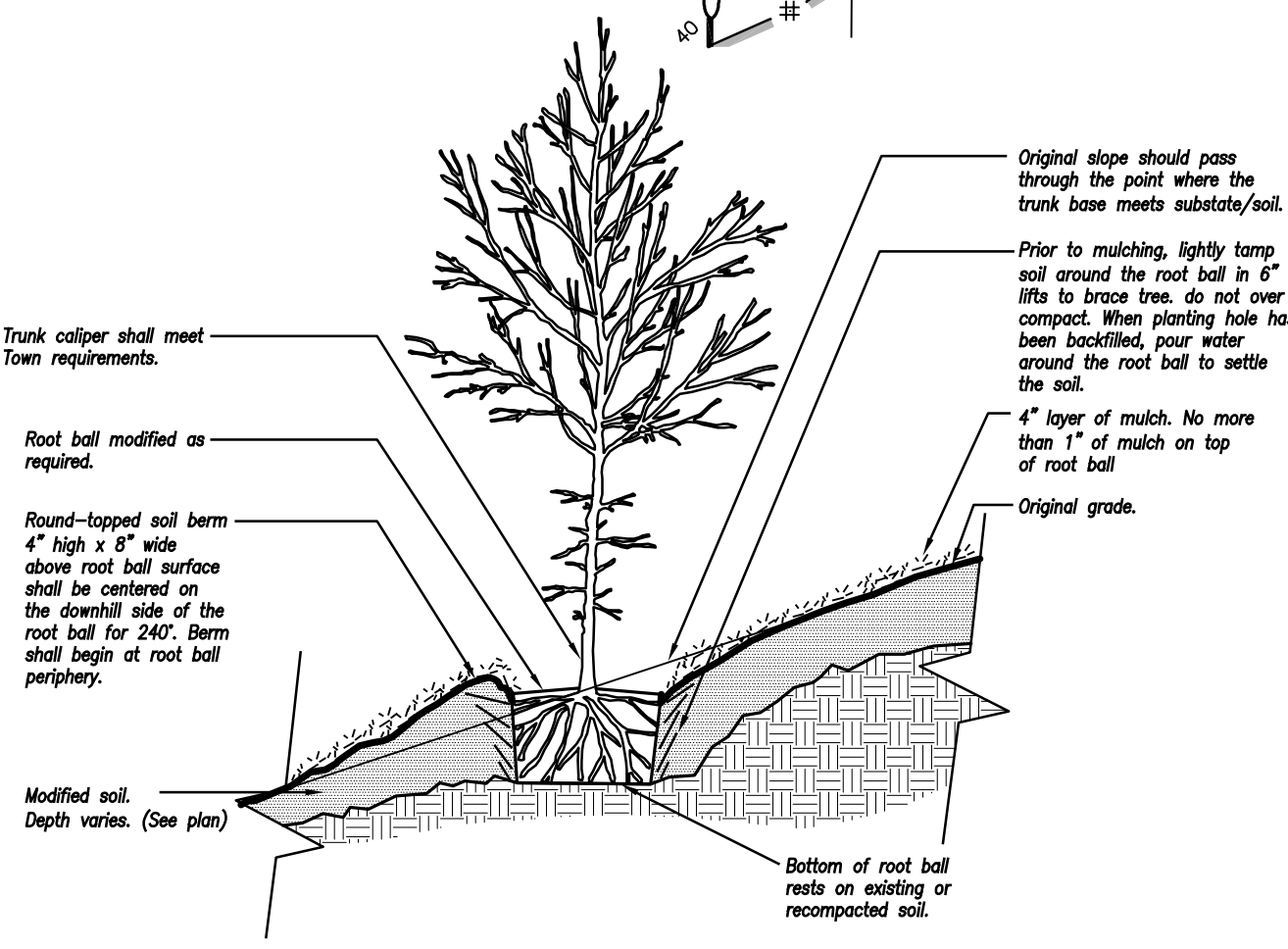
n/f
David R. Dumont
Map 33, Lot 20

- LEGEND**
- IRON PIN TO BE SET
 - IRON PIN FOUND
 - DH DRILL HOLE FOUND
 - CB CATCH BASIN
 - U UTILITY POLE
 - SMH SANITARY SEWER MANHOLE
 - H HYDRANT
 - 100 — EXISTING CONTOURS
 - (100) — PROPOSED CONTOURS
 - # — INLAND WETLANDS FLAG
 - B — BUILDING SETBACK LINE
 - S — EXISTING SANITARY SEWER LINE
 - W — EXISTING WATER LINE
 - ○ — STONE WALL
 - ○ — STONE WALL REMAINS

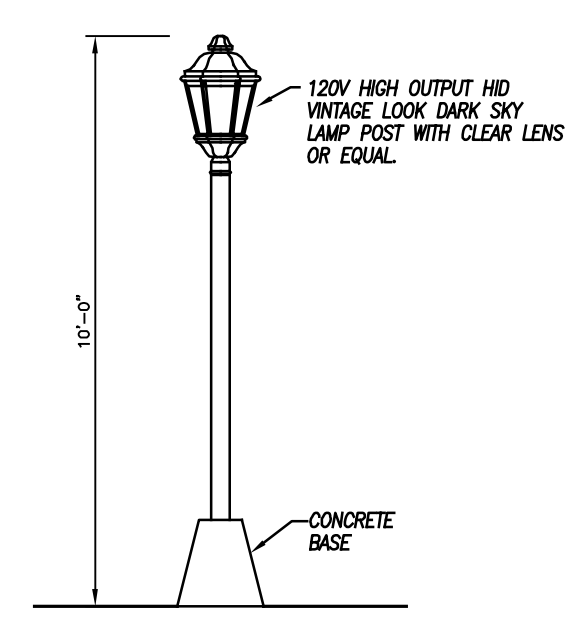
NOTE: DEVELOPER SHALL SELECTIVELY REMOVE
DEAD, DAMAGED AND INVASIVE VEGETATION
FROM PROPOSED CLEARING LIMITS TO
WETLANDS BOUNDARY

AREA = 13.497 ACRES
(587,941 S.F.)

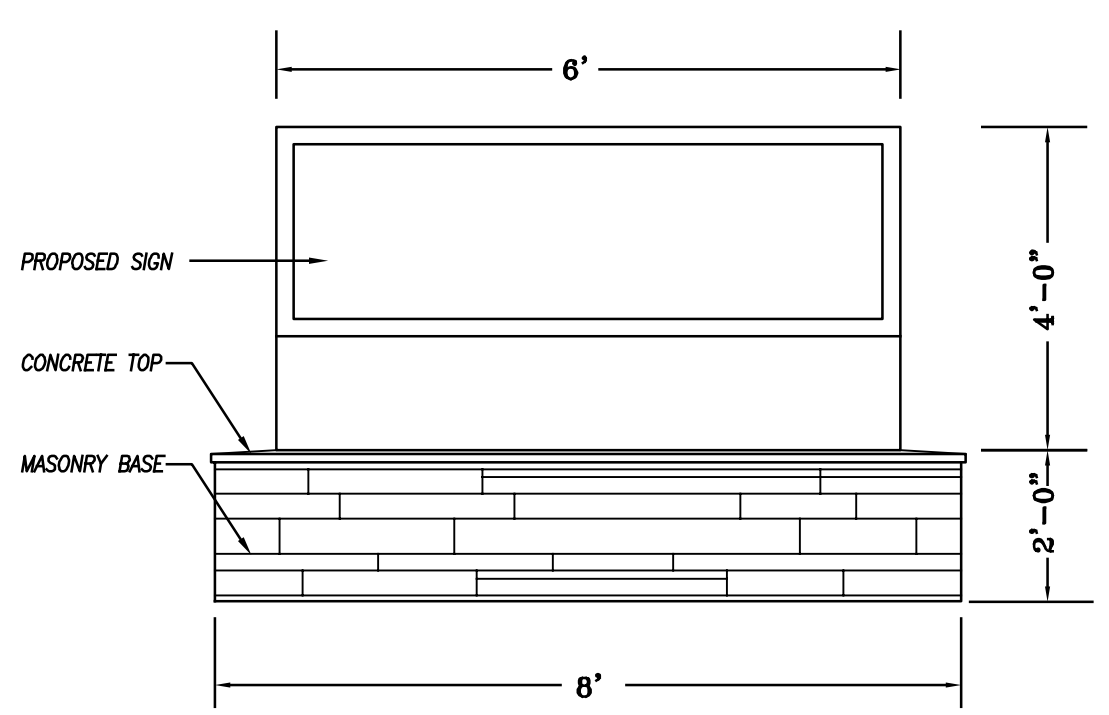
DATE	DESCRIPTION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	INWC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	REVISIONS



**PLANTING CROSS SECTION
FOR TREES UNDER 20'**
NOT TO SCALE



LIGHT POLE DETAIL
NOT TO SCALE
NOTE: BUILDING MOUNTED LIGHTING SHALL BE FULL CUTOFF FIXTURES



SITE SIGN DETAIL
NOT TO SCALE

LANDSCAPE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	NUMBER
Cornus kousa	Korean Flowering Dogwood Pink	2.5" cal.	10
Pyrus calleryna	Flowering Pear	2.5" cal.	23
Ilex glabra	Inkberry 'Shamrock'	1 gal.	102
Prunus x cistena	Purple Sand Cherry	1 gal.	51
Thuja occidentalis	Arborvitae "Emerald Green"	4' height	54
Viburnum rhytidophyllum	Leatherleaf Viburnum	4'	8

NOTE: Provide Cornus kousa at ends of drives and around cul-de-sac
Provide Pyrus calleryna for street trees

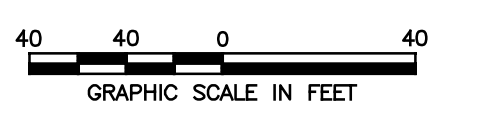
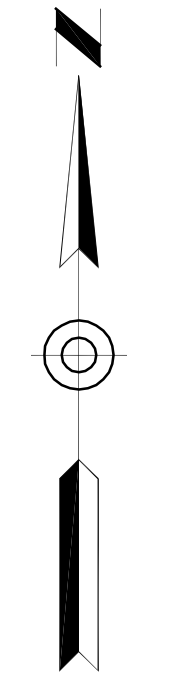
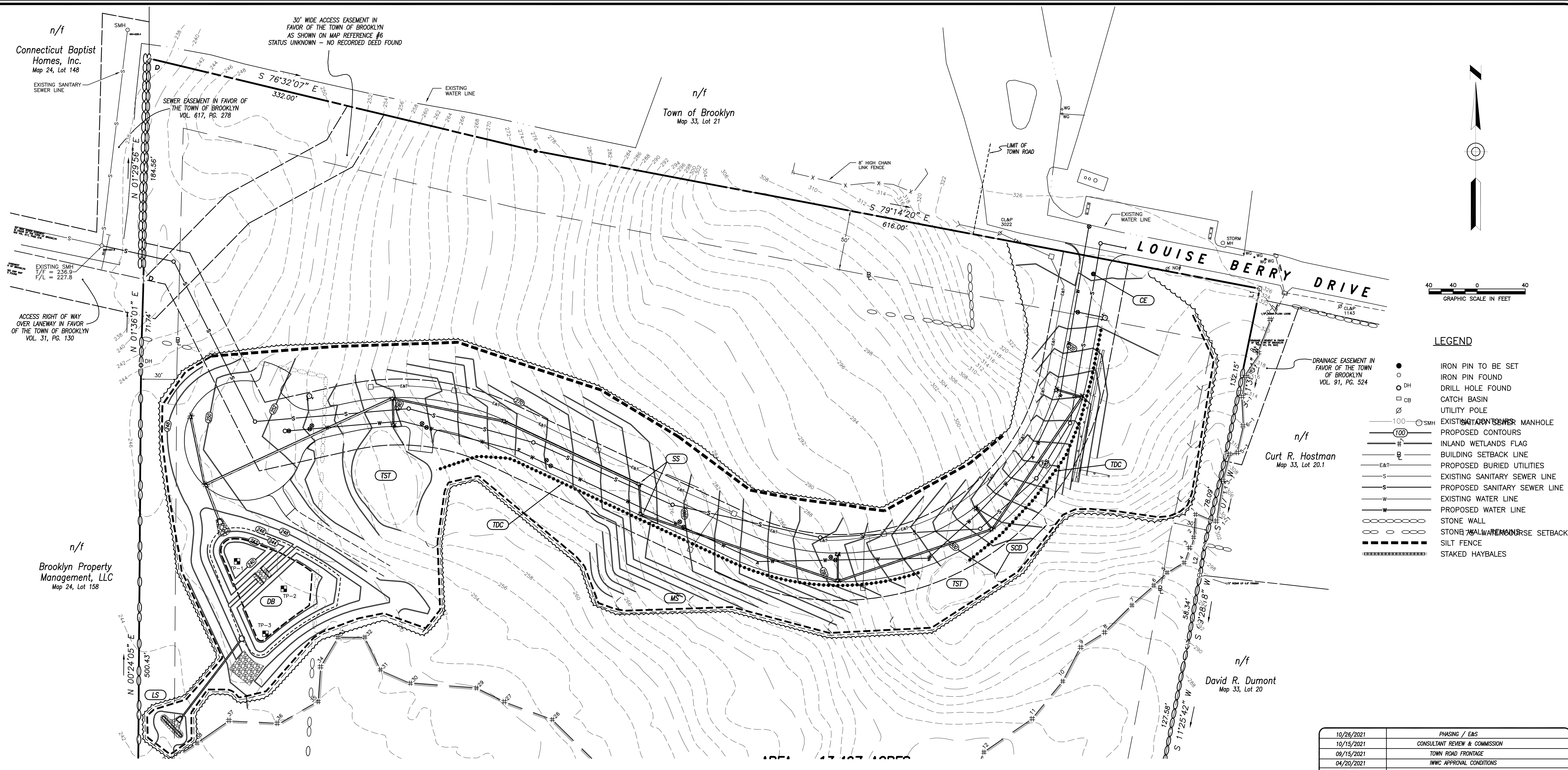
LAYOUT & LANDSCAPING PLAN
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

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

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 5 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND E. THIBEAULT, JR., P.E.
LIC #PEN 0022834

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LEGEND

●	IRON PIN TO BE SET
○	IRON PIN FOUND
○ DH	DRILL HOLE FOUND
□ CB	CATCH BASIN
○	UTILITY POLE
○ SMH	EXISTING SANITARY MANHOLE
— 100	PROPOSED CONTOURS
— #	INLAND WETLANDS FLAG
— B	BUILDING SETBACK LINE
— E&T	PROPOSED BURIED UTILITIES
— S	EXISTING SANITARY SEWER LINE
— S	PROPOSED SANITARY SEWER LINE
— W	EXISTING WATER LINE
— W	PROPOSED WATER LINE
—	STONE WALL
—	STONE WALL W/REINFORCE SETBACK
—	SILT FENCE
—	STAKED HAYBALES

MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
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Level Spreader	LS	An outlet for diversions and other water conveyances consisting of an excavated depression with a broad stable point of discharge constructed at zero grade across a slope.
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

DATE	PHASING / E&S	REVISIONS
10/26/2021	PHASING / E&S	
10/15/2021	CONSULTANT REVIEW & COMMISSION	
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04/20/2021	INWC APPROVAL CONDITIONS	
03/30/2021	PER TOWN & ENGINEERING REVIEW	
DATE	DESCRIPTION	

PHASING PLAN - PHASE 1
 PREPARED FOR
SHANE POLLOCK
 LOUISE BERRY DRIVE
 BROOKLYN, CONNECTICUT

Killingly Engineering Associates
 Civil Engineering & Surveying


DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 8 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

Connecticut Baptist Homes, Inc.
Map 24, Lot 148

AS SHOWN ON MAP REFERENCE #6
STATUS UNKNOWN - NO RECORDED DEED FOUND

n/f
Town of Brooklyn
Map 33, Lot 21

EXISTING SMH
I/F = 236.9
F/L = 227.8

ACCESS RIGHT OF WAY
OVER LANEWAY IN FAVOR
OF THE TOWN OF BROOKLYN
VOL. 31, PG. 133

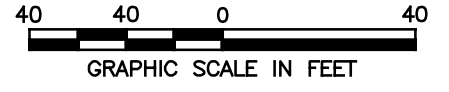
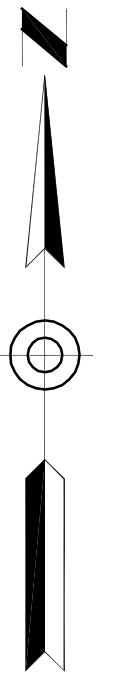
n/f
Brooklyn Property Management, LLC
Map 24, Lot 158

LOUISE BERRY DRIVE

n/f
Curt R. Hostman
Map 33, Lot 20.1

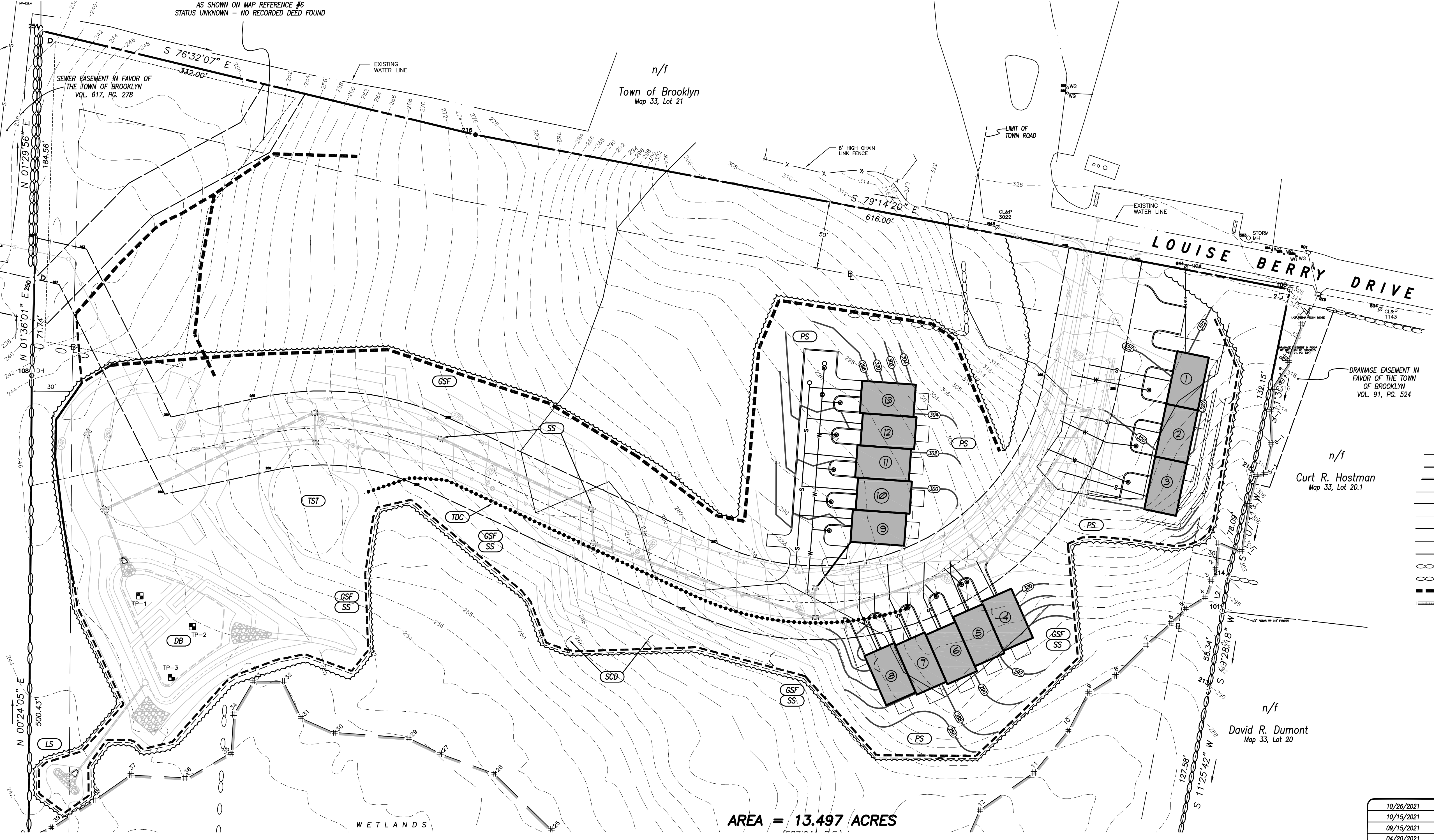
n/f
David R. Dumont
Map 33, Lot 20

AREA = 13.497 ACRES



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- S EXISTING SANITARY SEWER LINE
- PS PROPOSED SANITARY SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- STONE WALL
- STONE WALL W/REINFORCE SETBACK
- SILT FENCE
- STAKED HAYBALES



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04/20/2021	INWC APPROVAL CONDITIONS	
03/30/2021	PER TOWN & ENGINEERING REVIEW	
DATE		REVISIONS

PHASING PLAN - PHASE 2

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killing Engineering Associates
Civil Engineering & Surveying

114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killingengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 9 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

n/f
Connecticut Baptist
Homes, Inc.
Map 24, Lot 148

30' WIDE ACCESS EASEMENT IN
FAVOR OF THE TOWN OF BROOKLYN
AS SHOWN ON MAP REFERENCE #6
STATUS UNKNOWN - NO RECORDED DEED FOUND

n/f
Town of Brooklyn
Map 33, Lot 21

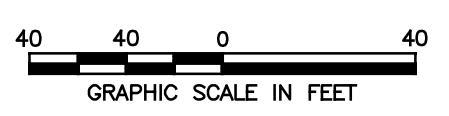
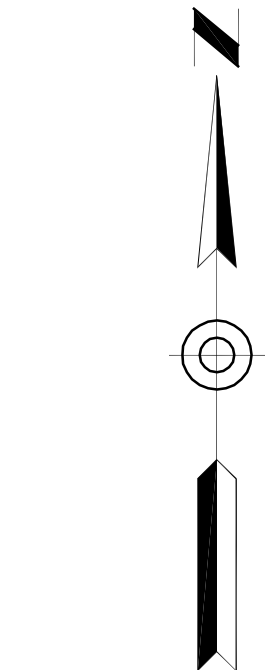
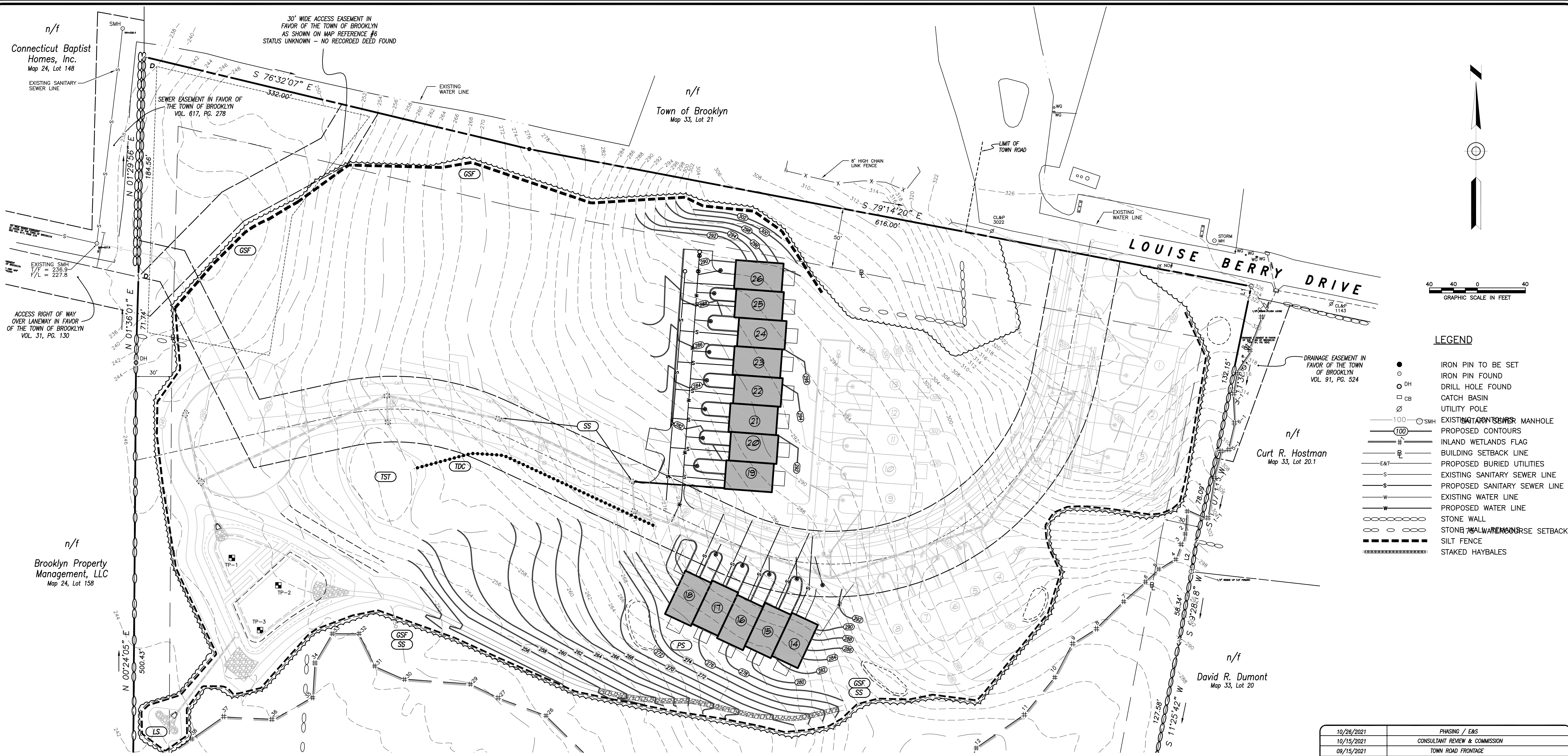
EXISTING SMH
V/F = 236.3
P/L = 227.8

ACCESS RIGHT OF WAY
OVER LANEWAY IN FAVOR
OF THE TOWN OF BROOKLYN
VOL. 31, PG. 130

n/f
Brooklyn Property
Management, LLC
Map 24, Lot 158

n/f
Curt R. Hostman
Map 33, Lot 20.1

n/f
David R. Dumont
Map 33, Lot 20



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- STONE WALL
- STONE WALL ALTERNATE SETBACK
- SILT FENCE
- STAKED HAYBALES

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04/20/2021	INWOC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
REVISIONS	

PHASING PLAN - PHASE 3

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

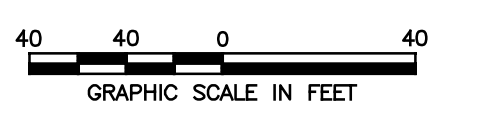
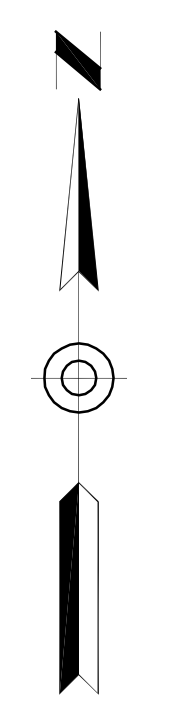
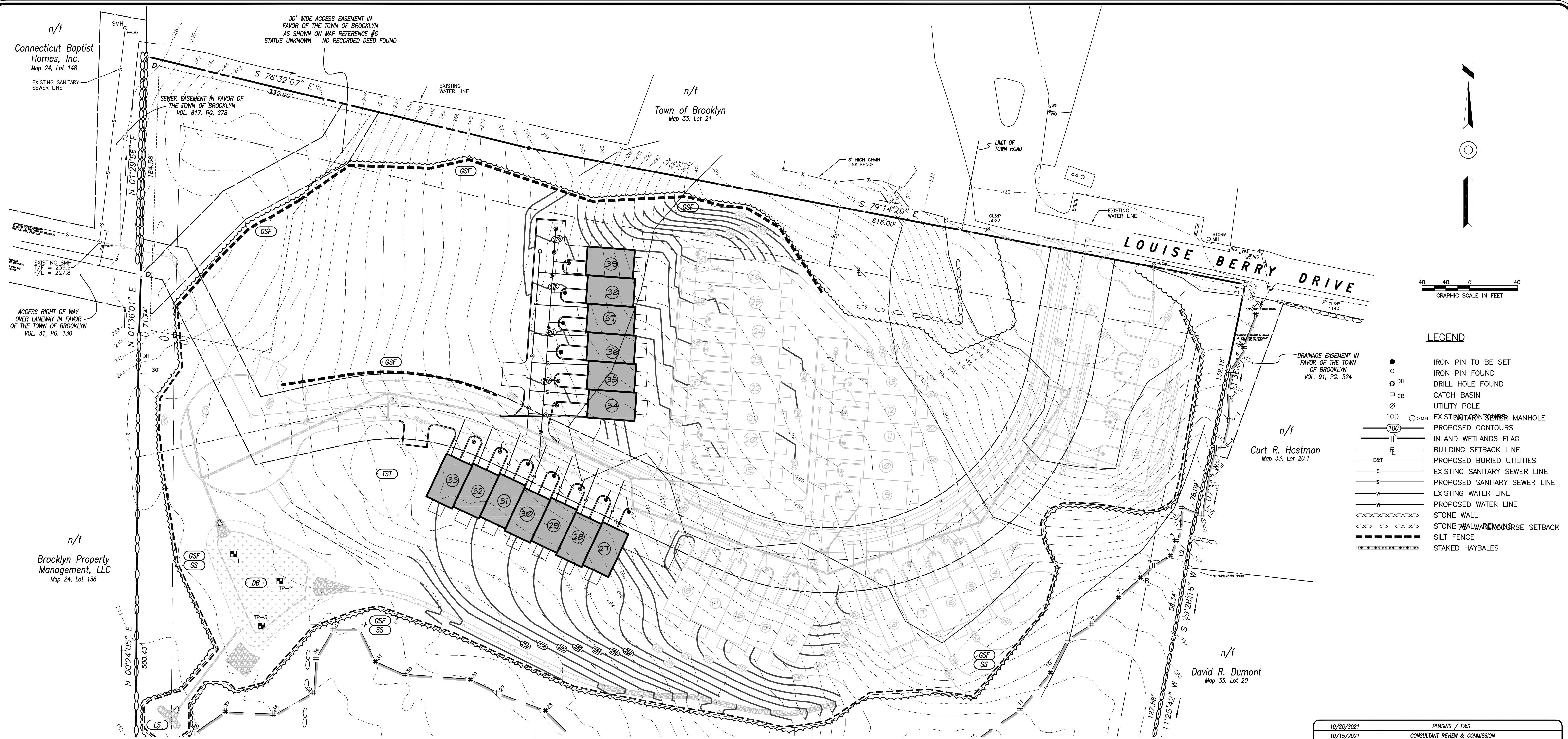
Killingly Engineering Associates
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DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 10 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

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LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH EXISTING SANITARY MANHOLE
- PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- PROPOSED BURIED UTILITIES
- E&T EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- STONE WALL
- STONE WALL W/ALTERNATE SETBACK
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- STAKED HAYBALES

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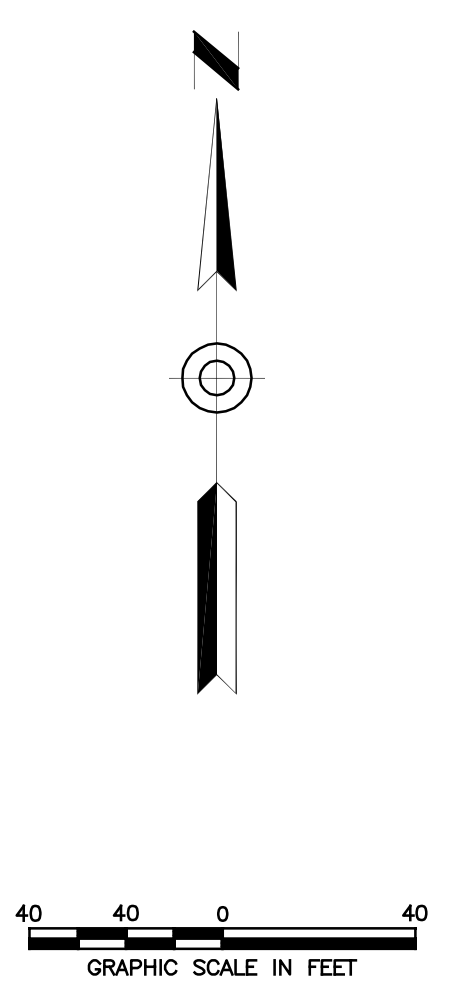
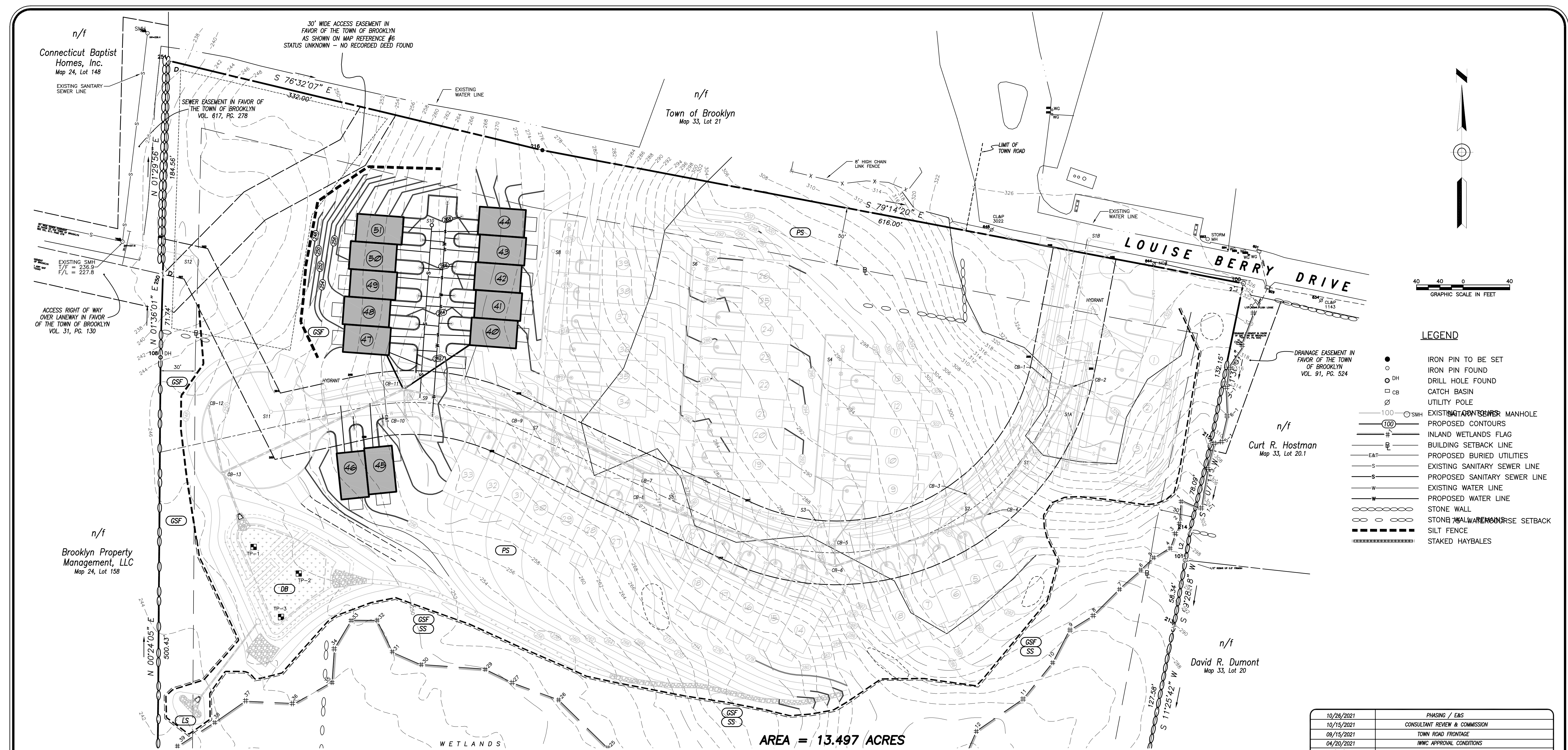
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04/20/2021	INWC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
REVISIONS	

PHASING PLAN - PHASE 4
 PREPARED FOR
SHANE POLLOCK
 LOUISE BERRY DRIVE
 BROOKLYN, CONNECTICUT

Killingly Engineering Associates
 Civil Engineering & Surveying


DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 11 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UTILITY POLE
- SMH EXISTING SANITARY MANHOLE
- PS PROPOSED CONTOURS
- ▨ INLAND WETLANDS FLAG
- ▭ BUILDING SETBACK LINE
- E&T PROPOSED BURIED UTILITIES
- S EXISTING SANITARY SEWER LINE
- P PROPOSED SANITARY SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- ○ ○ ○ ○ STONE WALL
- ○ ○ ○ ○ STONE WALL WITH COURSE SETBACK
- SILT FENCE
- STAKED HAYBALES

AREA = 13.497 ACRES

MEASURE	KEY	DESCRIPTION
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PHASING PLAN - PHASE 5
 PREPARED FOR
SHANE POLLOCK
 LOUISE BERRY DRIVE
 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: 4/23/2020	DRAWN: DNE
SCALE: 1" = 40'	DESIGN: NET
SHEET: 12 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

NORMAND THIBEAULT, JR., P.E. No. 22834 DATE

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

1. Connecticut Guidelines for Soil Erosion and Sediment Control 2002 (2002 Guidelines).
2. U.S.D.A. N.R.C.S. Web Soil Survey.

The project will require registration under the "GENERAL PERMIT FOR THE DISCHARGE OF STORMWATER AND DRAINING WASTEWATERS ASSOCIATED WITH CONSTRUCTION ACTIVITIES" with the CTDEEP. 60 days prior to any activity on site, the developer or his representative shall submit the registration to the CTDEEP. The Town of Brooklyn will be given a copy of the registration approval.

DEVELOPMENT CONTROL PLAN:

1. Development of the site will be performed by the Contractor, 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. The representative for the Town of Brooklyn will be notified when sediment and erosion control structures are initially in place. Any additional soil & erosion control measures requested by the Town or its agent, shall be installed immediately. Once the proposed development, seeding and planting have been completed, the representative shall again be notified to inspect the site. The control measures will not be removed until this inspection is complete.
3. All stripping is to be confined to the immediate construction area. Topsoil shall be stockpiled so that slopes do not exceed 2 to 1. A hay bale sediment barrier is to surround each stockpile and a temporary vegetative cover shall be provided.
4. Dust control will be accomplished by spraying with water. The application of calcium chloride is not permitted adjacent to wetland resource areas or within 100' of these areas.
5. The proposed planting schedule is to be adhered to during the planting of disturbed areas throughout the proposed construction site.
6. 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.

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 (knocked over), 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:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-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. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

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 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

Apply seed uniformly by hand cyclone seeder, drill, cultipacker type seeder or hydroseeder at a minimum rate for the selected species. Increase seeding rates by 10% when hydroseeding.

MULCHING

Temporary seedlings made during optimum seeding dates shall be mulched according to the recommendations in the 2002 Guidelines. When seeding outside of the recommended dates, increase the application of mulch to provide 95%-100% coverage.

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 fill 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. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 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 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retille compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS:

1. Flag the limits of disturbance and schedule pre-construction meeting with Town of Brooklyn wetlands Agent.

2. The only work that shall be permitted prior to installation of perimeter erosion controls shall be clearing of vegetation. No grubbing shall be conducted until the perimeter erosion and sediment controls have been installed per the plan and inspected by the Town of Brooklyn Agent. Written approval for installation of the erosion and sedimentation controls shall be obtained from the Town of Brooklyn WMC Agent prior to commencing with any other work.

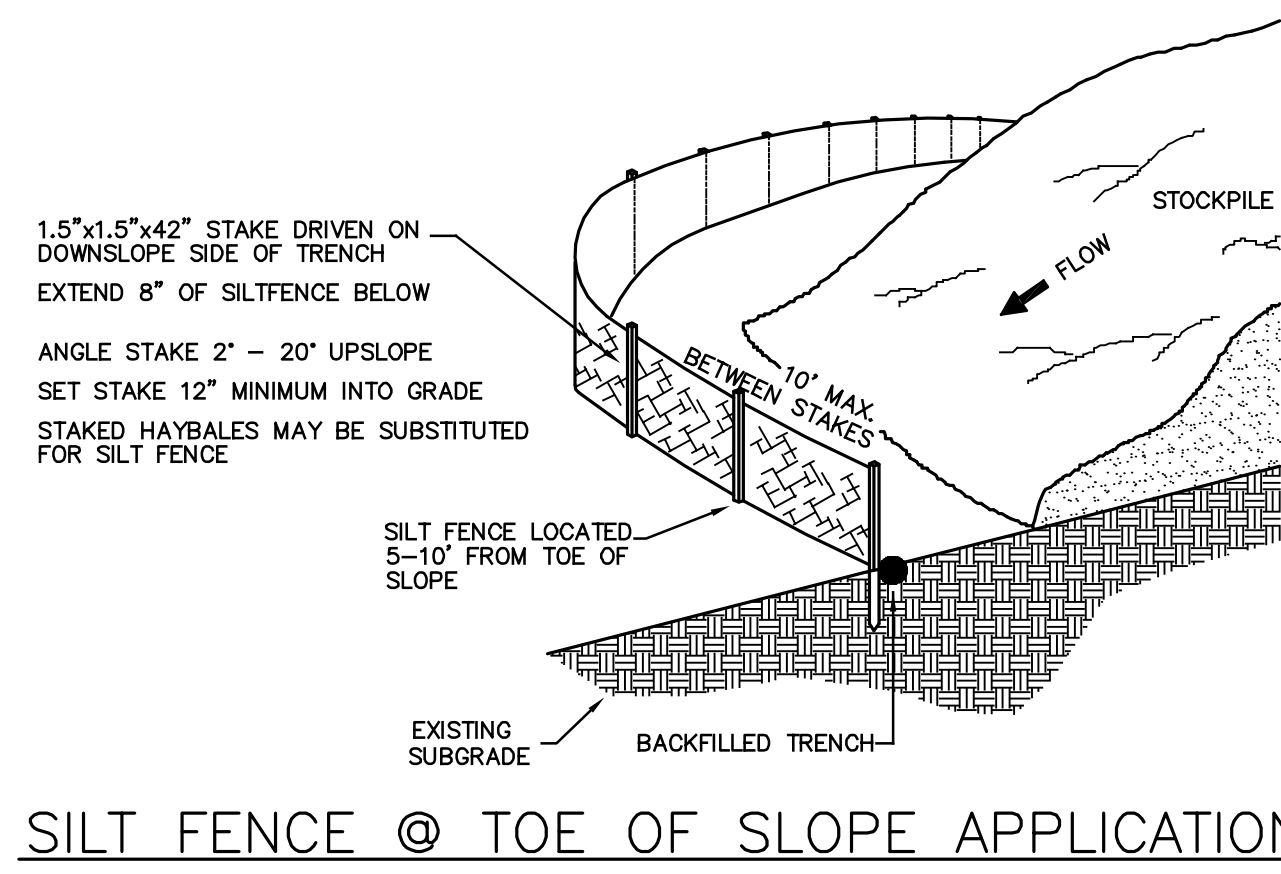
3. Contact utility companies for scheduling installation of utilities and connections
4. Install the anti-tracking construction entrance.
5. Cut trees within the defined clearing limits and remove the cut wood.
6. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
7. Chip brush and slash, stockpile chips for use on site or remove off site.
8. Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
9. Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
10. Excavate stormwater basin to be utilized as a temporary sedimentation basin during construction. Install drainage structures and pipe and provide inlet protection at catch basins.
11. Install and compact processed gravel for roadway base.
12. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
13. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or stacked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
14. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
15. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
16. Install utilities in the locations shown on the plans.
17. Prepare sub-base for roadway for final grading.
18. Excavate for building footings, stockpile soil and pour footings & slab. Begin phased building construction.
19. Place topsoil where required and install any proposed landscaping upon completion of each building.
20. Install first course of pavement to each building as they are completed and required landscaping.
21. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
22. Install final course of pavement upon the completion of the final structure.
23. Fine grade, rake, seed and mulch to within 2' of the pavement.
24. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

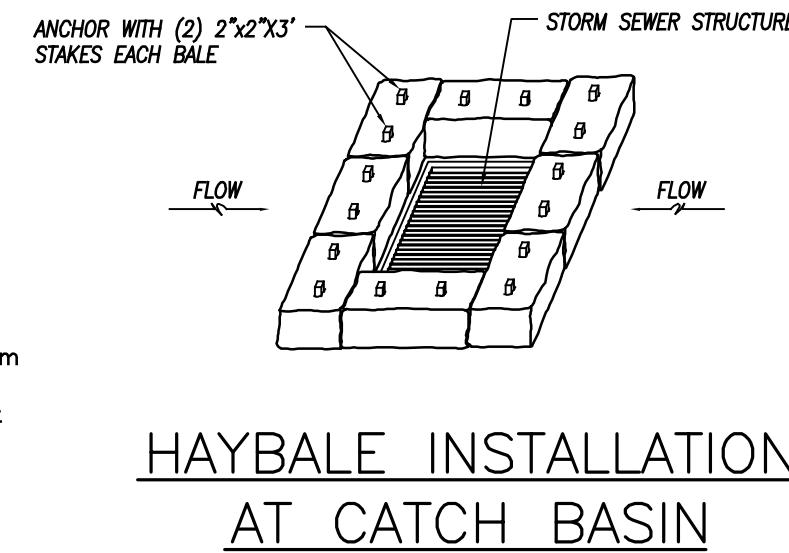
Shane Pollock
101 Mackin Drive
Griswold, CT 06351
(860) 888-3129

CONSTRUCTION NOTES/GENERAL PROVISIONS

1. The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary to verify and/or determine actual locations of some utilities & structures. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contractor "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.
2. All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
3. All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 818", and supplements thereto.
4. The Contractor shall obtain copies of all regulatory agency permits from the Owner prior to any site disturbance.
5. Unless otherwise noted on the plans, the contractor shall use the geometry provided on the construction plans. Benchmark information shall be provided to the contractor by the Owner or the Owner's surveyor. Any discrepancies between field measurements and construction plan information shall be brought to the attention of the Engineer or Surveyor immediately.
6. The Contractor shall not revise elevations or locations of items shown on the plans without written consent of the project Engineer or Surveyor.
7. The Contractor shall protect benchmarks, property corners, and other survey monuments from damage or displacement. If a marker needs to be removed, it shall be referenced by a licensed land surveyor and replaced as necessary by the same.
8. The Contractor shall be responsible for preparing and compacting base for proposed pavement. Owner shall provide general fill to establish subgrade - contractor shall spread and compact. Contractor shall provide, spread and compact required processed aggregate.
9. The entire project site shall be thoroughly cleaned at the completion of the work. Clean all installed paved areas, accumulated silt and sediment shall be removed from the stormwater system, silt fence removed and disposed of, excess construction materials removed, plus all adjacent areas affected by the construction activities as directed by the Owner or the jurisdictional Agency. Any material removed from the site shall be relocated to an approved off-site disposal area.
10. Upon completion of construction, accumulated sediment and other deleterious materials shall be thoroughly removed catch basins, manholes, pipes and swales and disposed of off site. Additionally, the stormwater detention basin bottom and structures shall be cleaned and restored to "like new" condition.



SILT FENCE @ TOE OF SLOPE APPLICATION
NOT TO SCALE



HAYBALE INSTALLATION AT CATCH BASIN
NOT TO SCALE

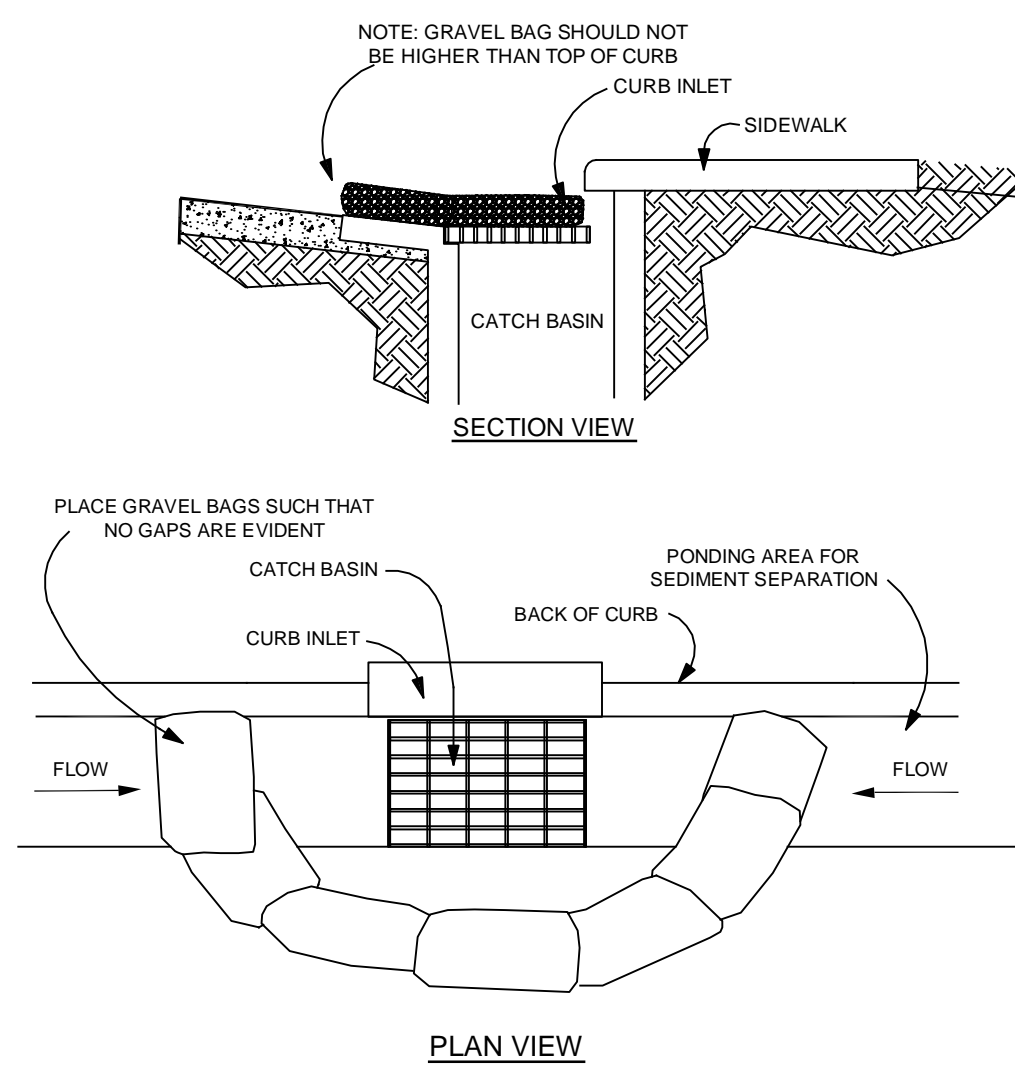
DEEP TEST HOLE EVALUATION - November 25, 2020
Normand Thibault, Jr., P.E., Killingly Engineering Associates

TEST PIT	DEPTH	PROFILE
1	0" - 10"	Topsoil
	10" - 18"	Orange-brown fine sandy loam
	18" - 44"	Gray fine silty sand w/rocks
	44" - 72"	Gray rocky gravel - compact
	Ledge	N/A
2	0" - 9"	Topsoil
	9" - 21"	Orange-brown fine sandy loam
	21" - 41"	Gray fine silty sand/rocks
	41" - 74"	Gray rocky sandy gravel - compact
	Ledge	N/A
3	0" - 10"	Topsoil
	10" - 24"	Orange-brown fine sandy loam
	24" - 41"	Gray fine silty sand/rocks
	41" - 71"	Hardpan
	Ledge	N/A
	GWT	N/A
	Mottling	41"

PERCOLATION TEST RESULT - November 27, 2020
Killingly Engineering Associates - Normand Thibault, P.E.

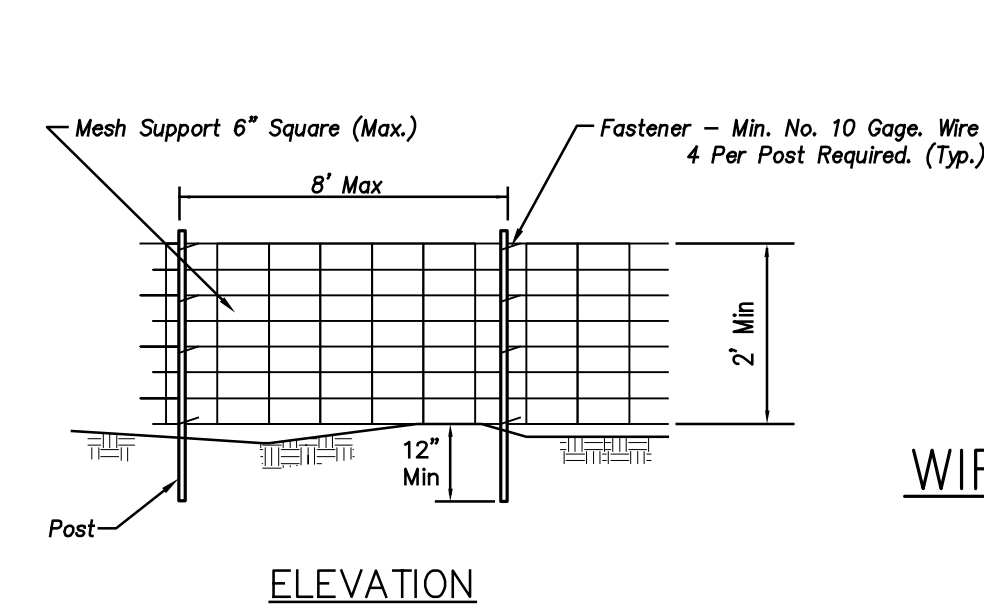
Depth = 24" Rate = 6.7 min./in.

Time	Reading
1:30	4.5"
1:35	7.5"
1:40	11"
1:45	12.5"
1:50	14"
2:00	15.5"
2:05	16.75"
2:10	17.5"
2:15	18.25"
2:20	19"

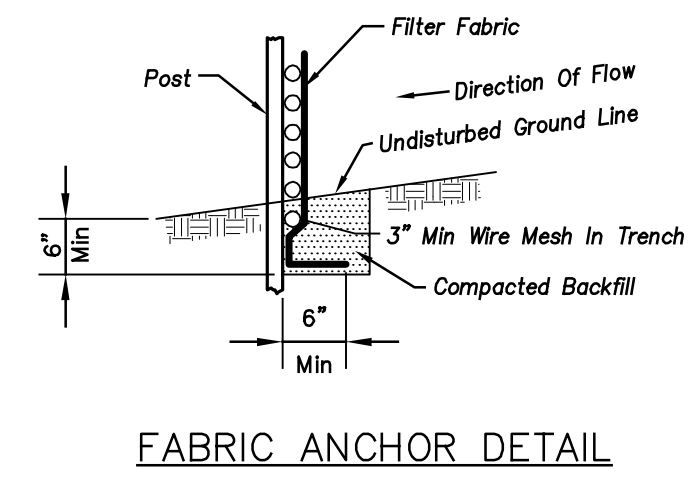


- NOTES:**
1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH 1/2 INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYED SUCH THAT NO GAPS ARE EVIDENT.
 3. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
 4. WHEN INSTALLING CURB INLET PROTECTION DEVICES, NEVER BLOCK THE CURB INLET.

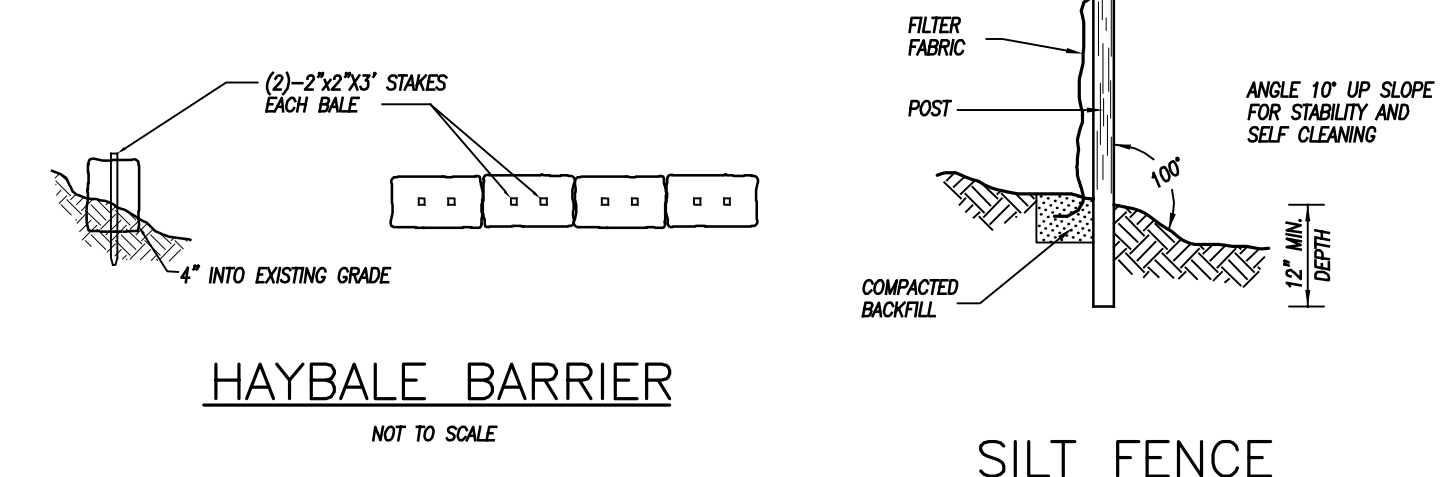
STANDARD GRAVEL BAG CURB INLET PROTECTION



WIRE BACKED SILT FENCE

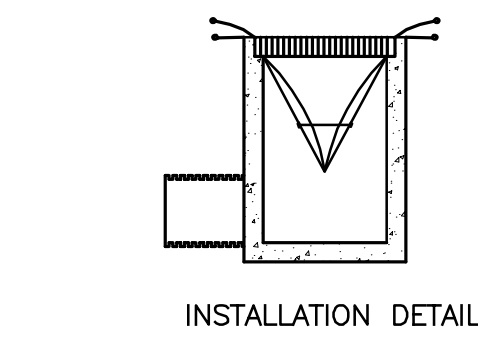


FABRIC ANCHOR DETAIL

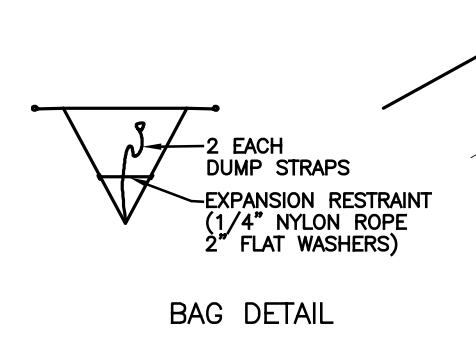


HAYBALE BARRIER
NOT TO SCALE

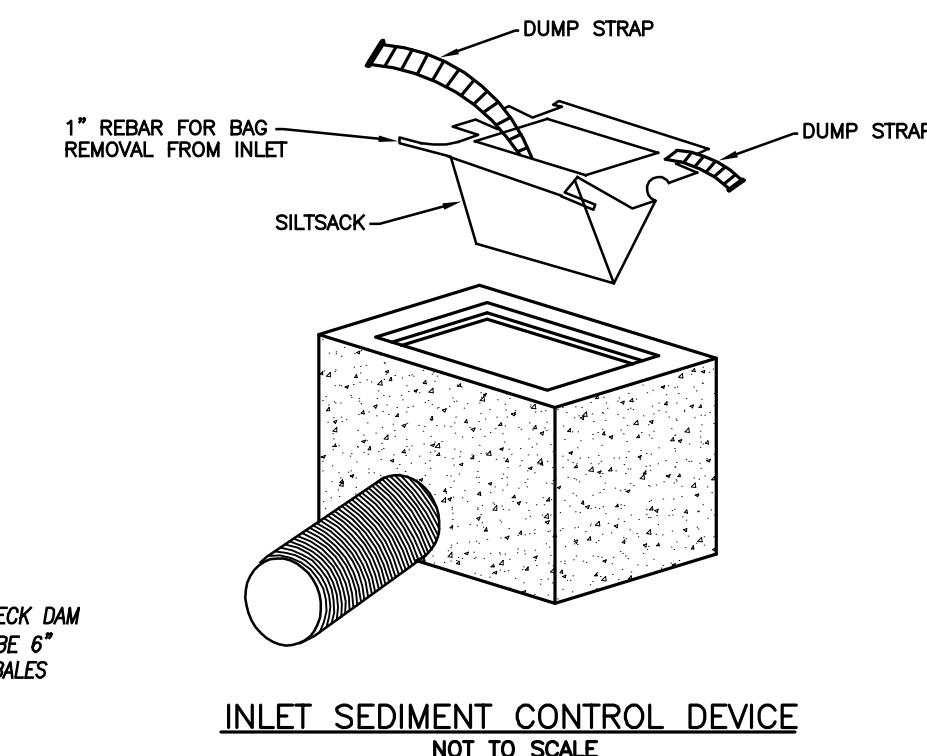
SILT FENCE
NOT TO SCALE



INSTALLATION DETAIL



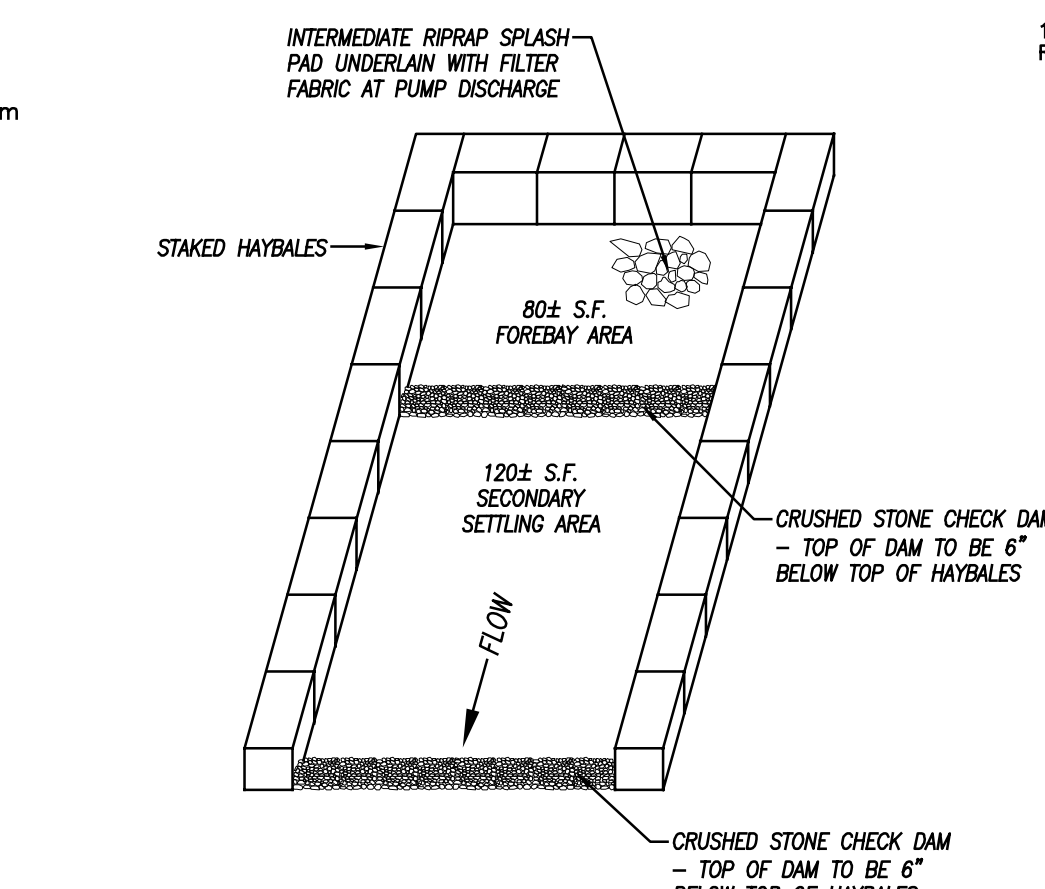
BAG DETAIL



INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

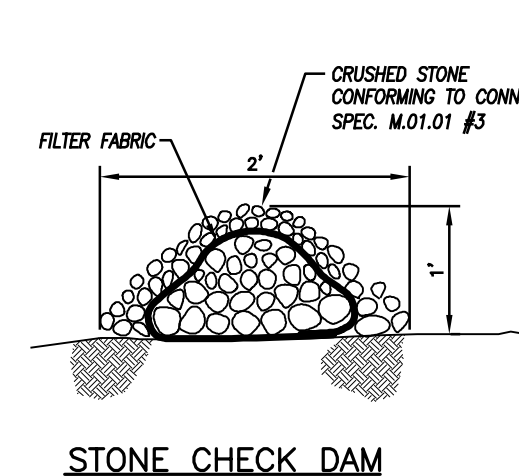
INSTALLATION & MAINTENANCE

1. Install as directed by manufacturer.
2. Inspect the catch basin sediment device at least once a week (preferably twice) and after rainfall events of 0.5" or greater.
3. Remove sediment when the silt sack is 1/2 full. Sediment shall be deposited in an area which is not regulated by the Inland Wetlands Commission.
4. Replace or repair within 24-hours of observed failure. Failure may include:
 - Overtopping, or bypassed by runoff water.
 - The geotextile has decomposed or has been damaged.

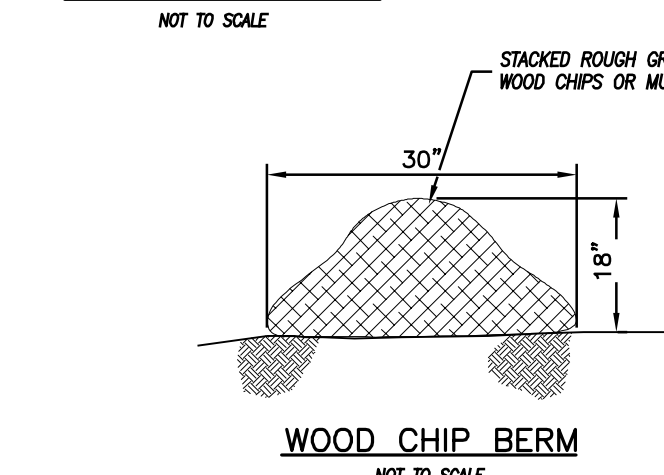


PUMPING OUTLET BASIN
NOT TO SCALE

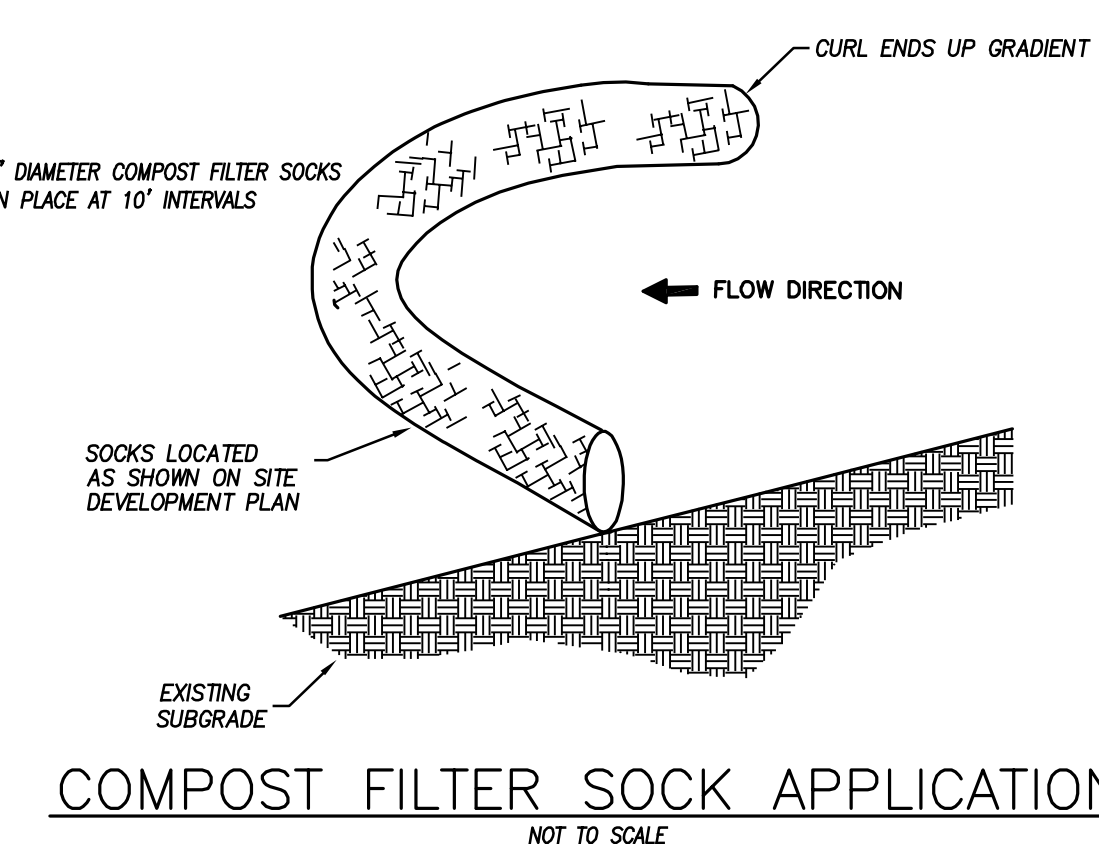
- NOTES:**
- 1) TO BE USED IN THE EVENT THAT DRAINAGE IS REQUIRED
 - 2) LOCATE BASINS OUTSIDE OF WETLANDS UPLAND REVIEW AREAS



STONE CHECK DAM
NOT TO SCALE



WOOD CHIP BERM
NOT TO SCALE



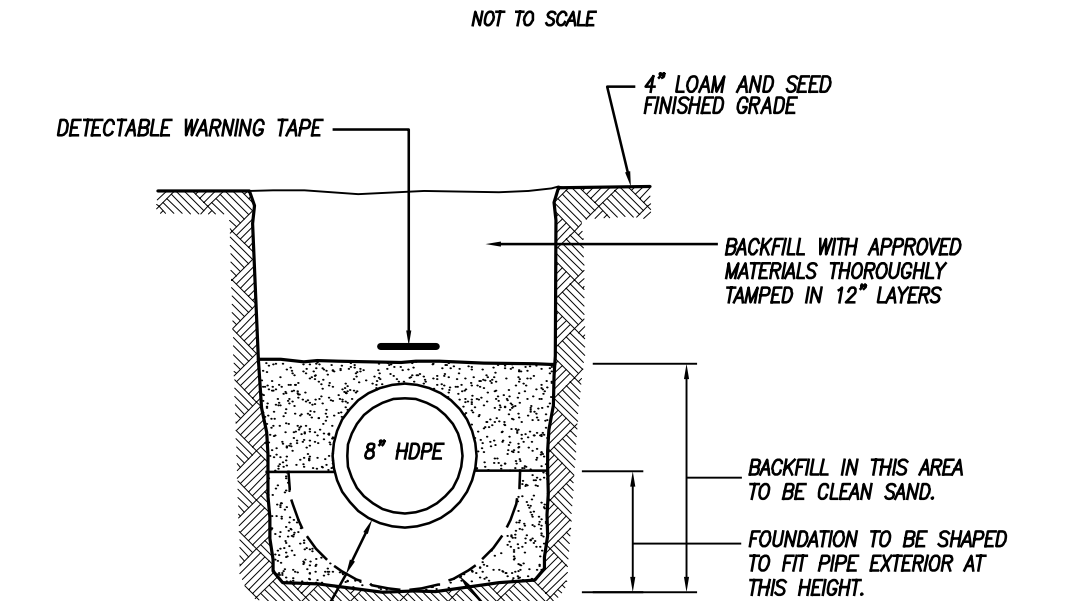
COMPOST FILTER SOCK APPLICATION
NOT TO SCALE

- NOTES:**
- MAY BE USED AS A STRUCTURAL BACKING FOR SILT FENCE
 - WHEN USED SINGLY, REMOVE SEDIMENT WHEN HALF THE HEIGHT OF THE SOCK HAS BEEN REACHED
 - PROVIDE SOCK AS MANUFACTURED BY "FILTRIX" OR ENGINEER APPROVED EQUAL.

NORMAND E. THIBAUT, JR., P.E. DATE
LIC #PEN 0022834

- NOTES:**
1. Wires of mesh support shall be min. gage no. 12.
 2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class 1 with equivalent opening size of at least 30 for nonwoven and 50 for woven.
 4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.

CONSTRUCTION ENTRANCE
NOT TO SCALE



ROOF LEADER PIPE IN TRENCH DETAIL
NOT TO SCALE

NOTE: MINIMUM SLOPE OF ROOF LEADERS SHALL BE 2%

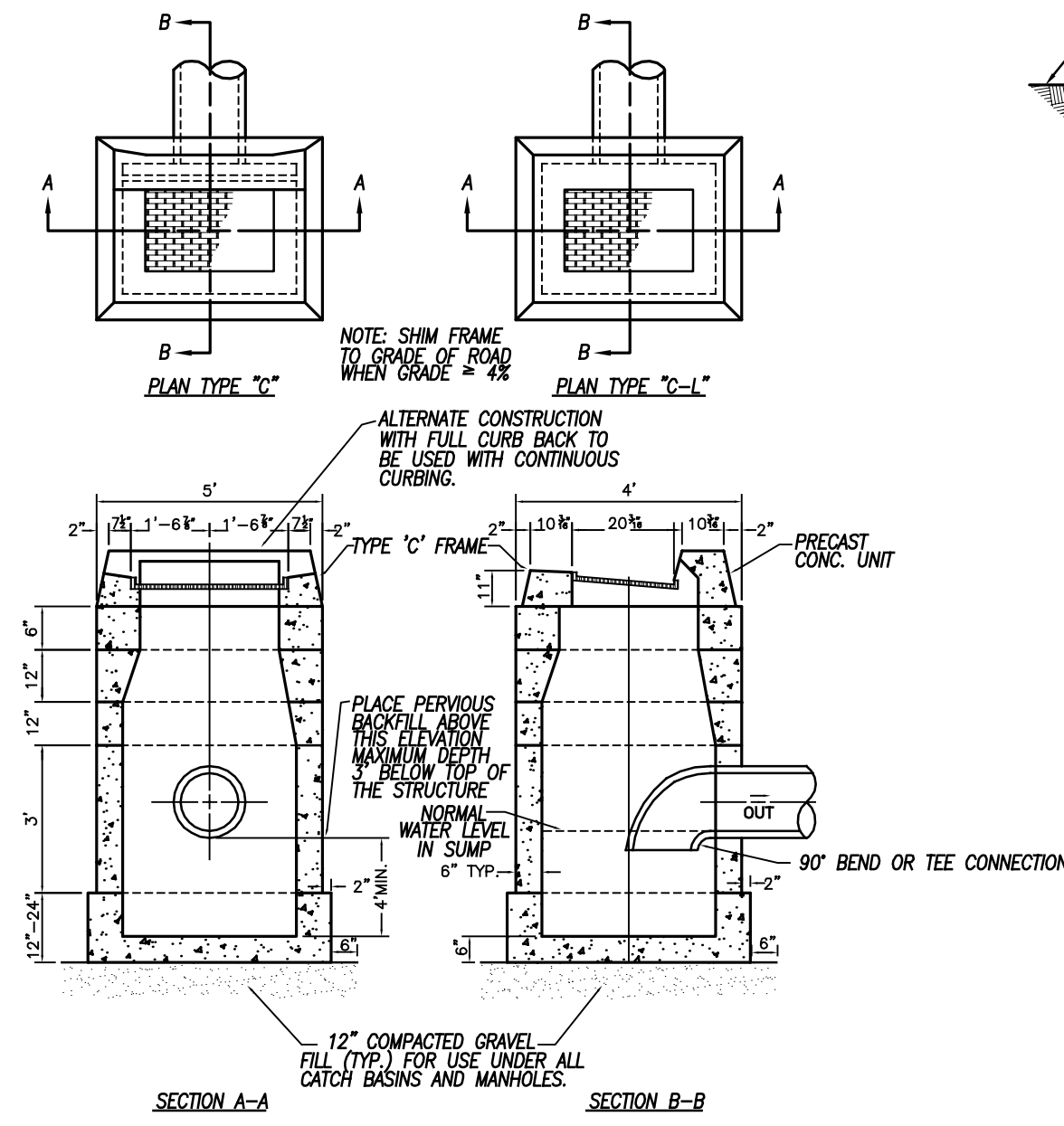
DATE	PHASING / E&S
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	HWIC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

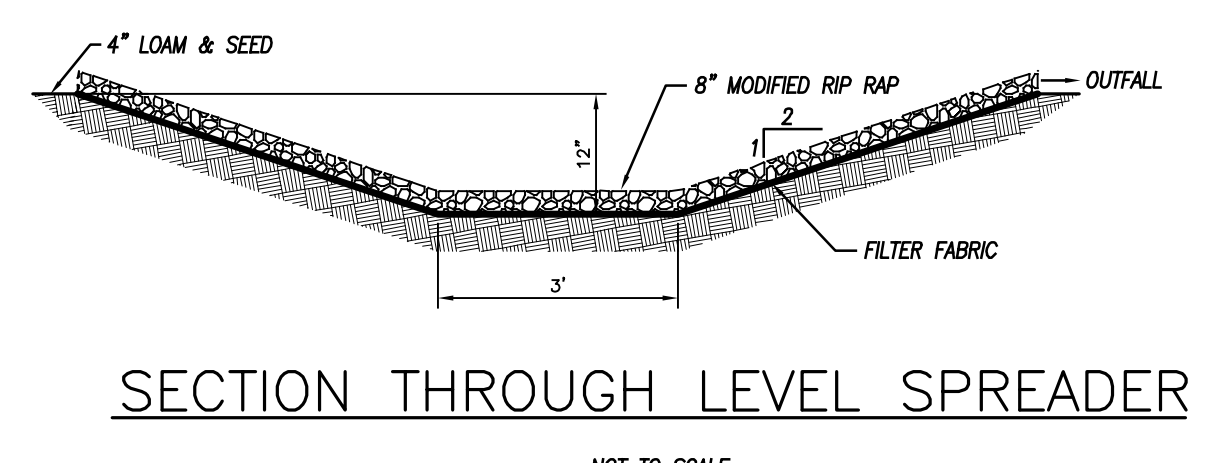
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 13 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

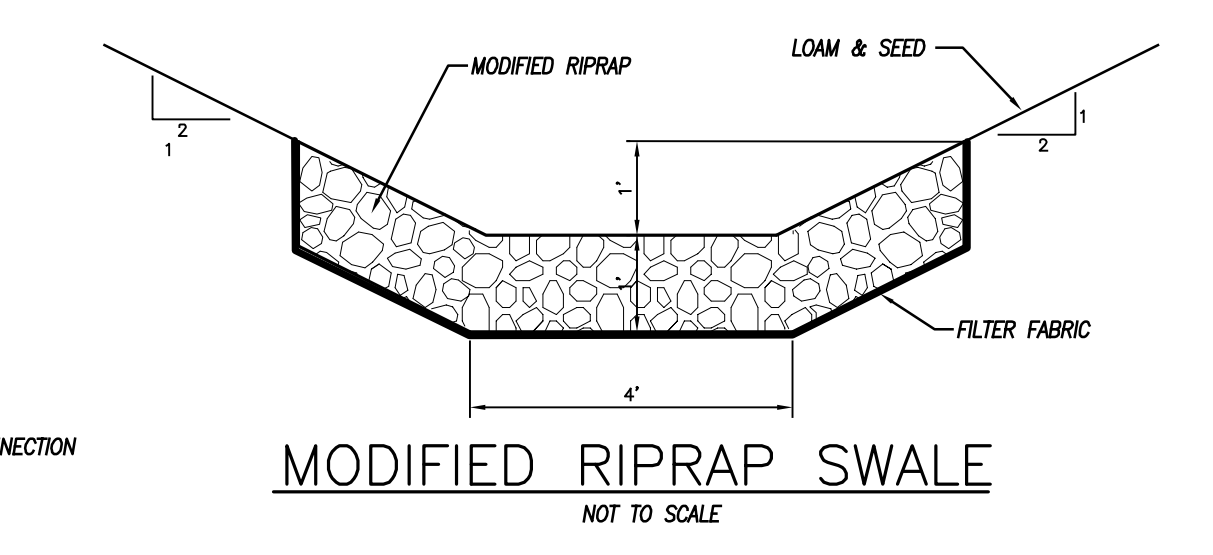


HOODED CATCH BASIN DETAIL
NOT TO SCALE

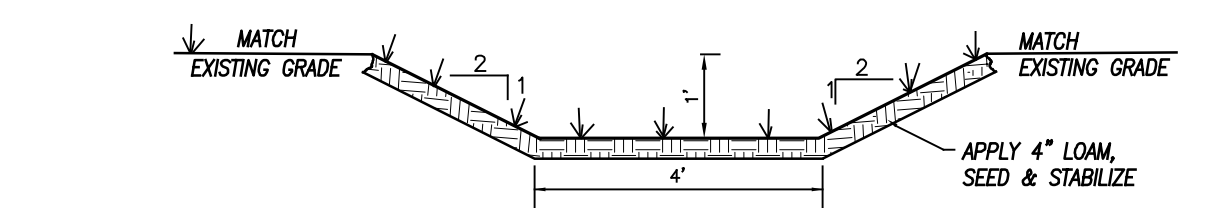
NOTES:
 • TO BE INSTALLED AT FINAL CATCH BASIN WITH OUTLET TO STORMWATER BASIN.
 • A CATCH BASIN HOOD MAY BE SUBSTITUTED WITH THE PRE-APPROVAL OF THE TOWN ENGINEER.



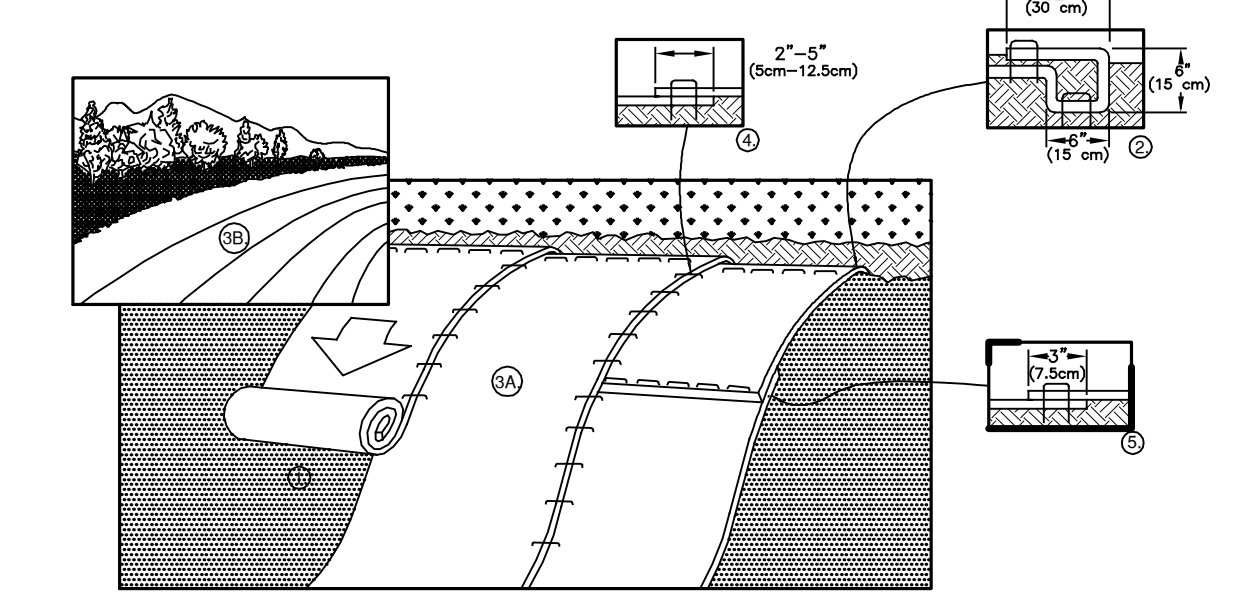
SECTION THROUGH LEVEL SPREADER
NOT TO SCALE



MODIFIED RIPRAP SWALE
NOT TO SCALE

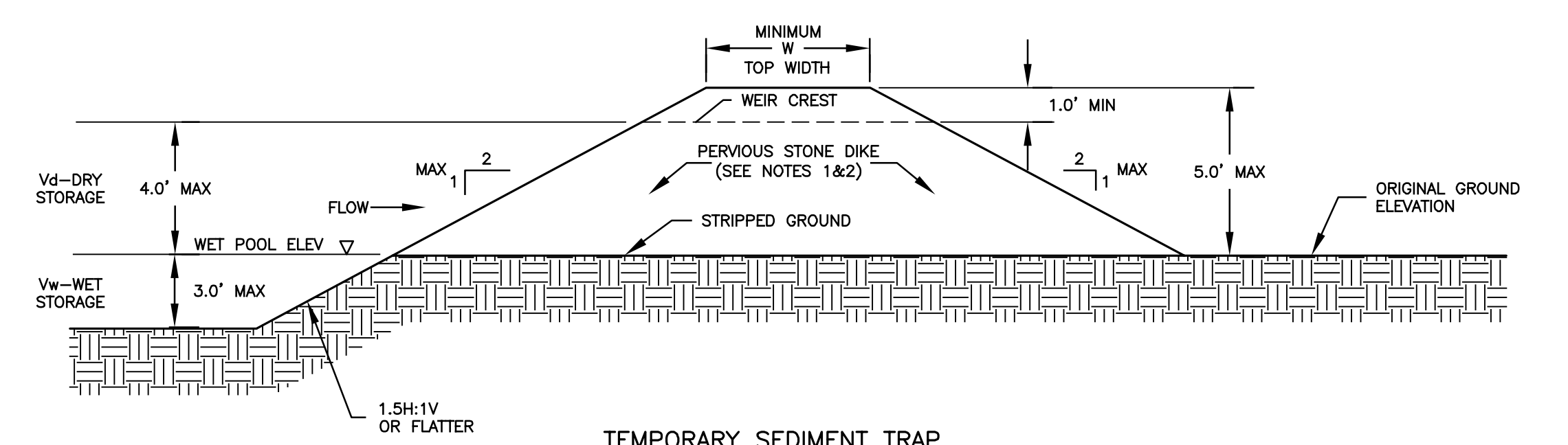


GRASS LINED SWALE
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 NOTE: WHEN USING CELL-C-SEED DO NOT SEED PREPARED AREA. CELL-C-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6\"/>

TURF REINFORCEMENT MAT INSTALLATION
NOT TO SCALE



TEMPORARY SEDIMENT TRAP EMBANKMENT CROSS SECTION
NOT TO SCALE

TOP WIDTH VS. HEIGHT
 H = HEIGHT OF EMBANKMENT
 W = TOP WIDTH OF EMBANKMENT

H(ft)	W(ft)
1.5	2.0
2.0	2.0
2.5	2.5
3.0	2.5
3.5	3.0
4.0	3.0
4.5	4.0
5.0	4.5

- NOTES:
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL AND EROSION CONTROL, SECTIONS 5-11-25 THRU 5-11-29.
 - PERVIOUS STONE DIKE SHALL BE CONSTRUCTED OF MODIFIED RIPRAP (CTDOT M.12.02) WITH #3 STONE ON FACE (CTDOT M.01.01).
 - NON-OVERFLOW PORTIONS AND ABUTMENTS OF TEMPORARY SEDIMENT TRAPS MAY BE CONSTRUCTED OF ENGINEER APPROVED BACKFILL COMPACTED IN 5\"/>

SEED MIX REQUIREMENTS:

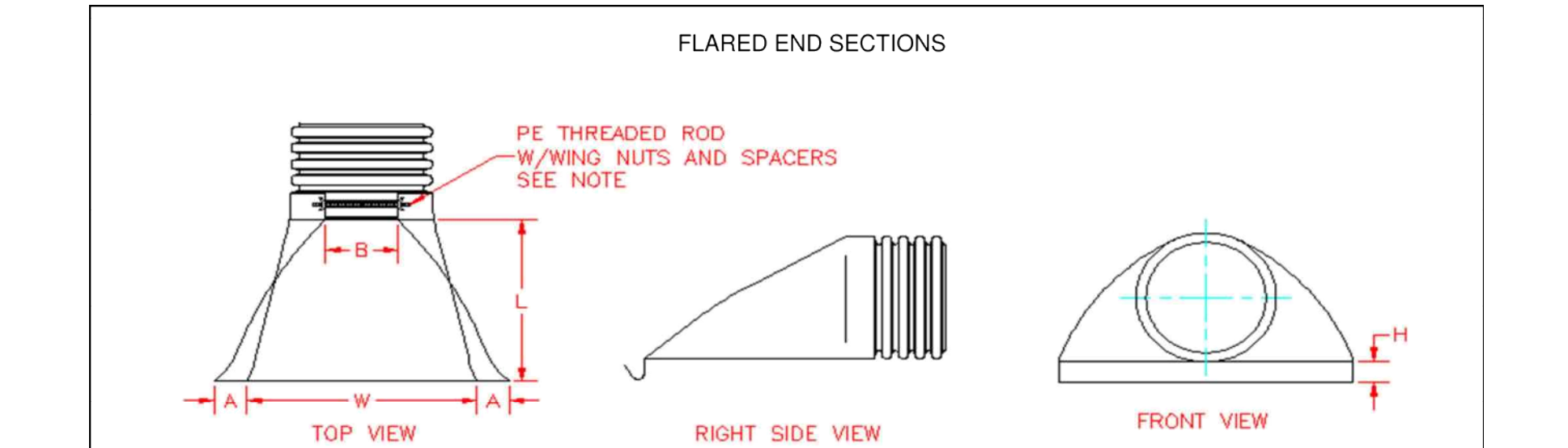
AREA	SPECIES	SEEDING RATE (lbs/acre)
Mowed & maintained banks	Creeping Red Fescue (Pennlawn, Wintergreen)	20
	Bird's-foot Trifolium (Empire, Viking) with inoculant	8
	Tall Fescue (Kentucky 31)	20
	TOTAL	48
Unmowed banks & slopes	Tall Fescue (Kentucky 31)	20
	Flatpea (Lathco) with inoculant	30
	TOTAL	50
Diversions & channels	Creeping Red Fescue (Pennlawn, Wintergreen)	20
	Redtop (Sreeker, Common)	2
	Tall Fescue (Kentucky 31)	20
	TOTAL	42
Lawns & high maintenance areas	Turf type Tall Fescue	TOTAL 150

***Alternative seed mixes may be used. Alternative seed mix selections shall be in accordance with Figures PS-2 and PS-3 in the 2002 Guidelines for Soil Erosion and Sediment Control or as specified by and coordinated with the landscape designer.

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water for extended periods. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed to soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

SPECIES: Riverbank Wild Rye (*Elymus riparius*), Creeping Red Fescue (*Festuca rubra*), Little Bluestem (*Schizachyrium scoparium*), Big Bluestem (*Andropogon gerardii*), Switch Grass (*Panicum virgatum*), Upland Bentgrass (*Agrostis perennans*), Nodding Bur Marigold (*Bidens cernua*), Hollow-Stem Joe Pye Weed (*Eupatorium fistulosum/Eutrochium fistulosum*), New England Aster (*Aster novae-angliae*), Boneset (*Eupatorium perfoliatum*), Blue Vervain (*Verbena hastata*), Soft Rush (*Juncus effusus*), Wool Grass (*Scirpus cyperinus*).</P>

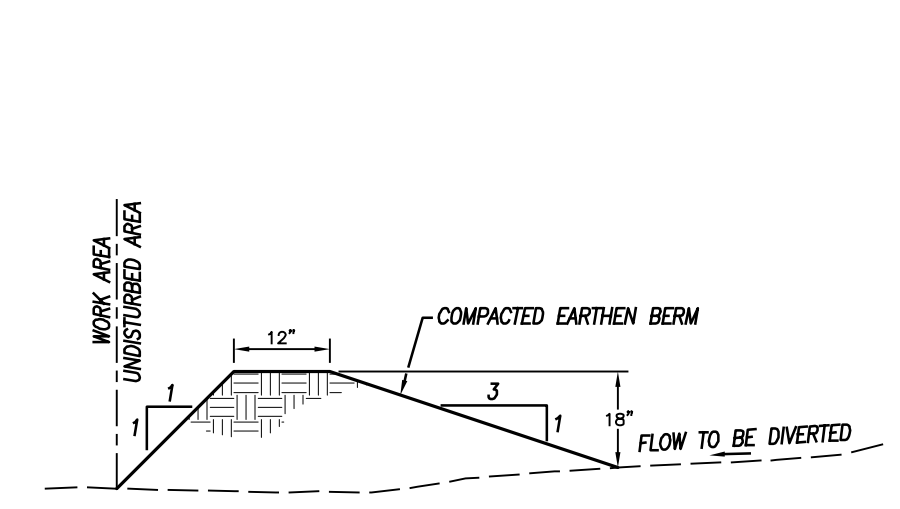


PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (876 mm)
1215NP	12 & 15 (300 & 375 mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	160.0 in (4060 mm)

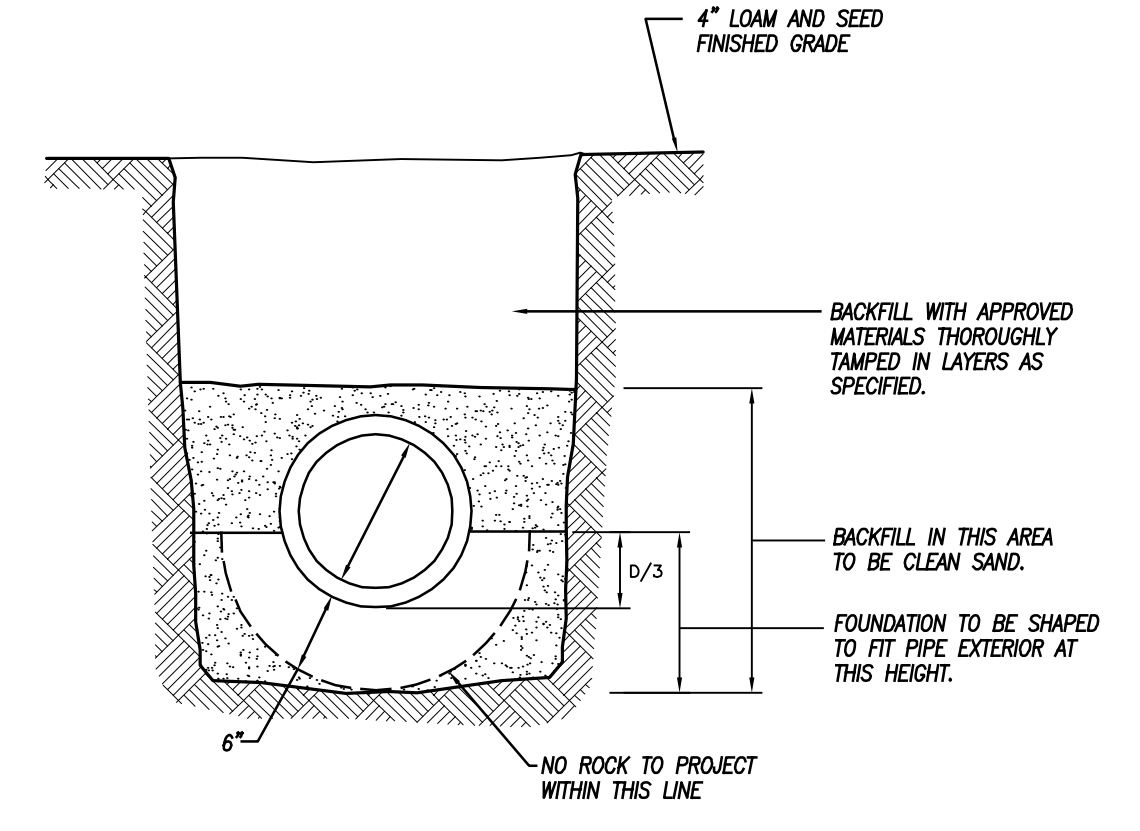
NOTE: ALL DIMENSIONS ARE NOMINAL.

DRAWING # 6070
 DRAWN BY JCB 01.17.07
 APPROVED BY JCB 06.28.07
 REVISIONS: TJR 6/7/2016

FLARED END SECTION

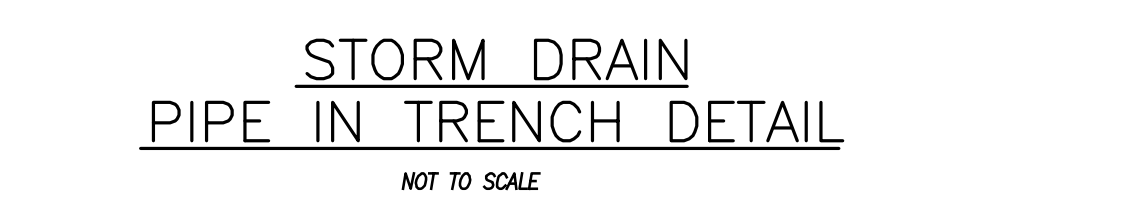


TEMPORARY DIVERSION
NOT TO SCALE

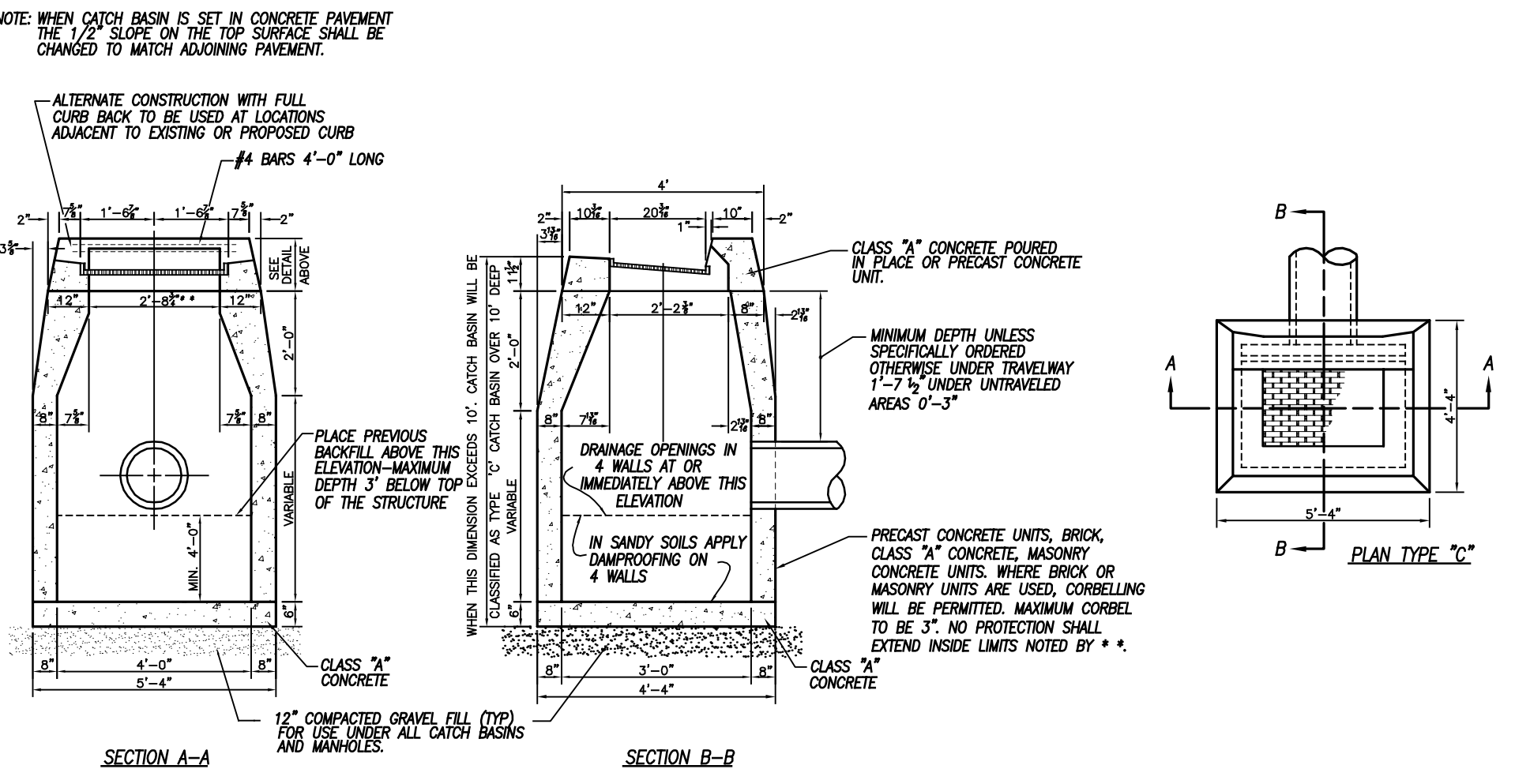


STONE BERM
NOT TO SCALE

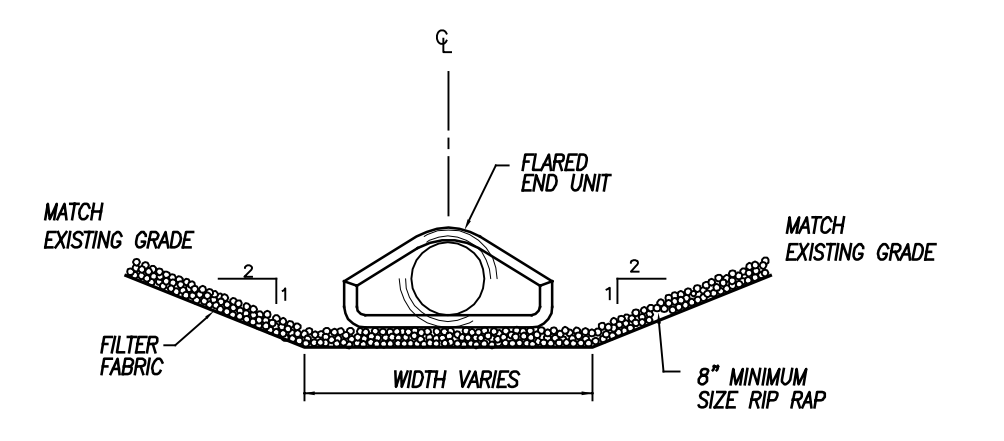
NOTE: TO BE UTILIZED IN STORMWATER BASIN



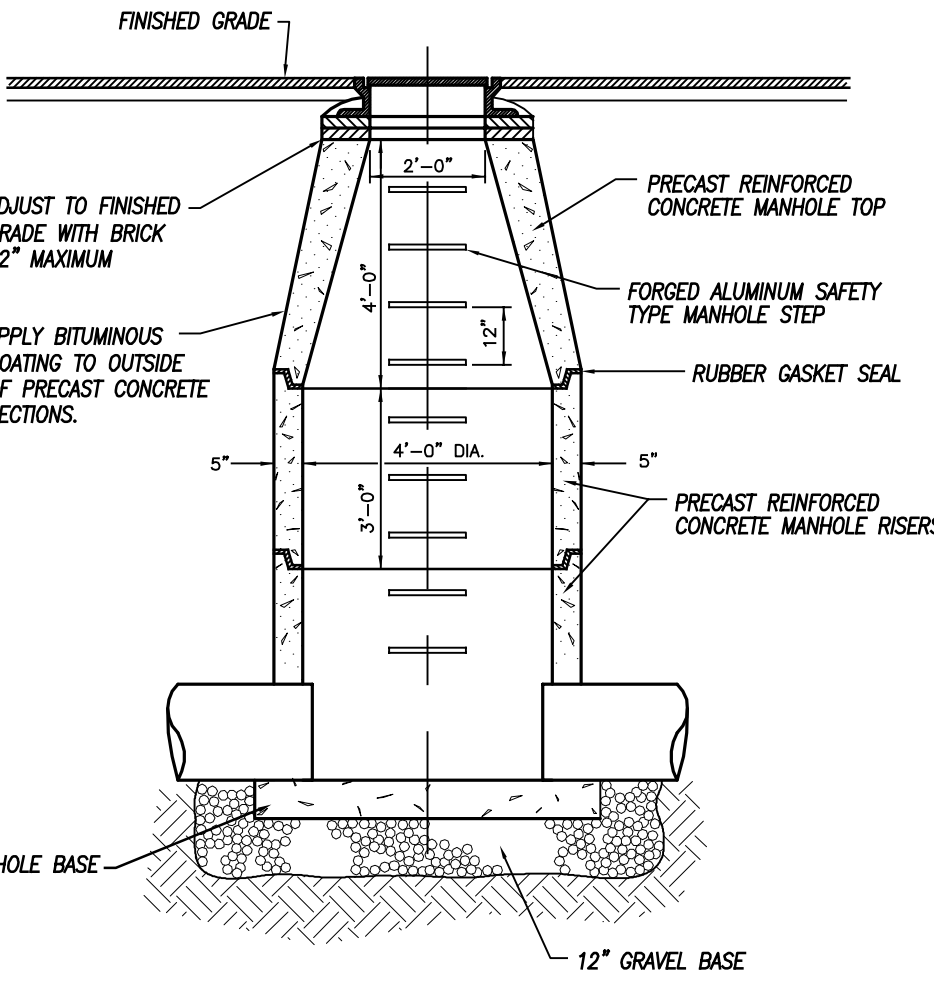
STORM DRAIN PIPE IN TRENCH DETAIL
NOT TO SCALE



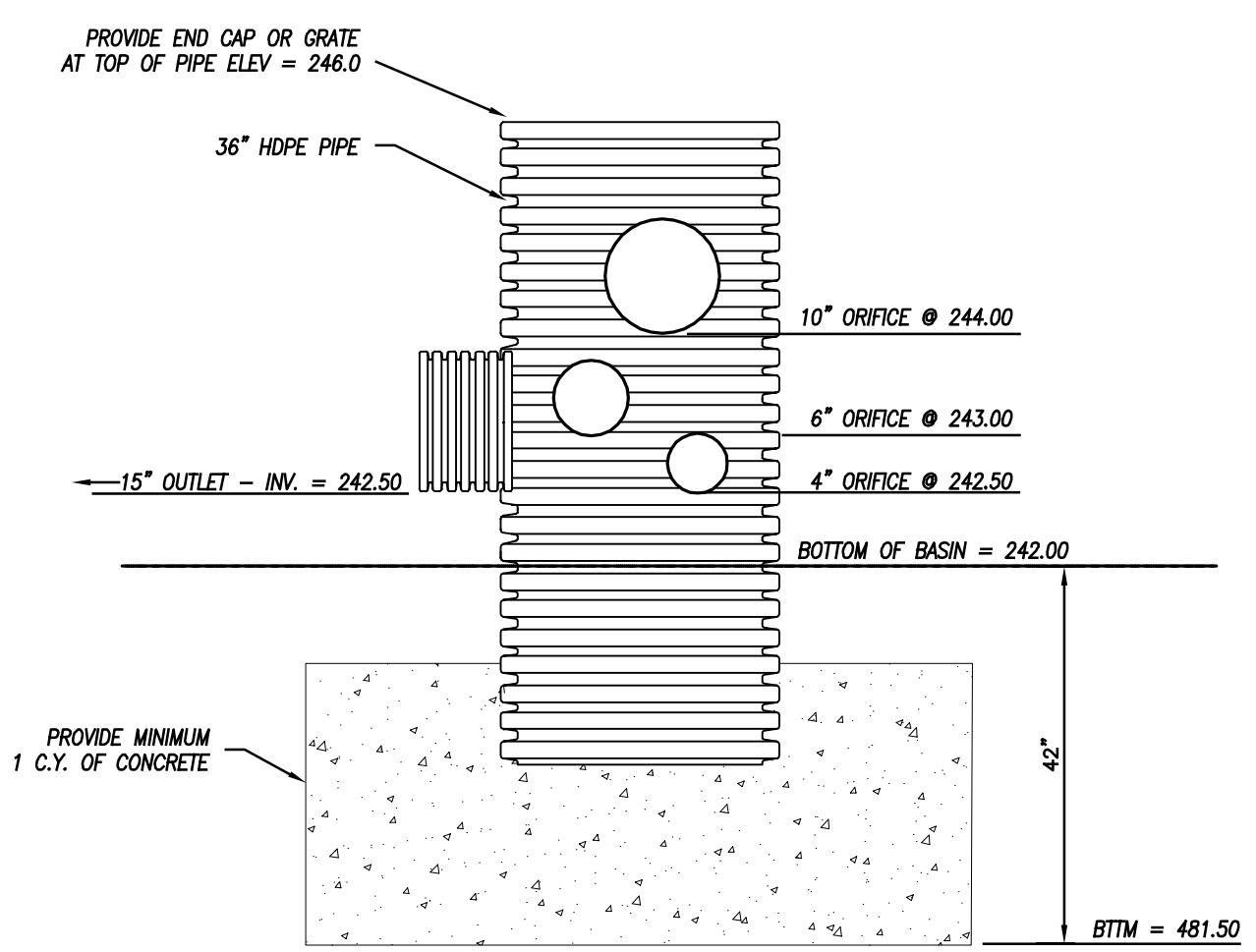
TYPE 'C' CATCH BASIN DETAIL
NOT TO SCALE



RIP RAP OUTFALL
NOT TO SCALE



TYPICAL MANHOLE CROSS SECTION
NOT TO SCALE



STORMWATER BASIN OUTLET STRUCTURE DETAIL
NOT TO SCALE

NORMAN E. THIBEAULT, JR., P.E.
 LIC #PEN 0022834

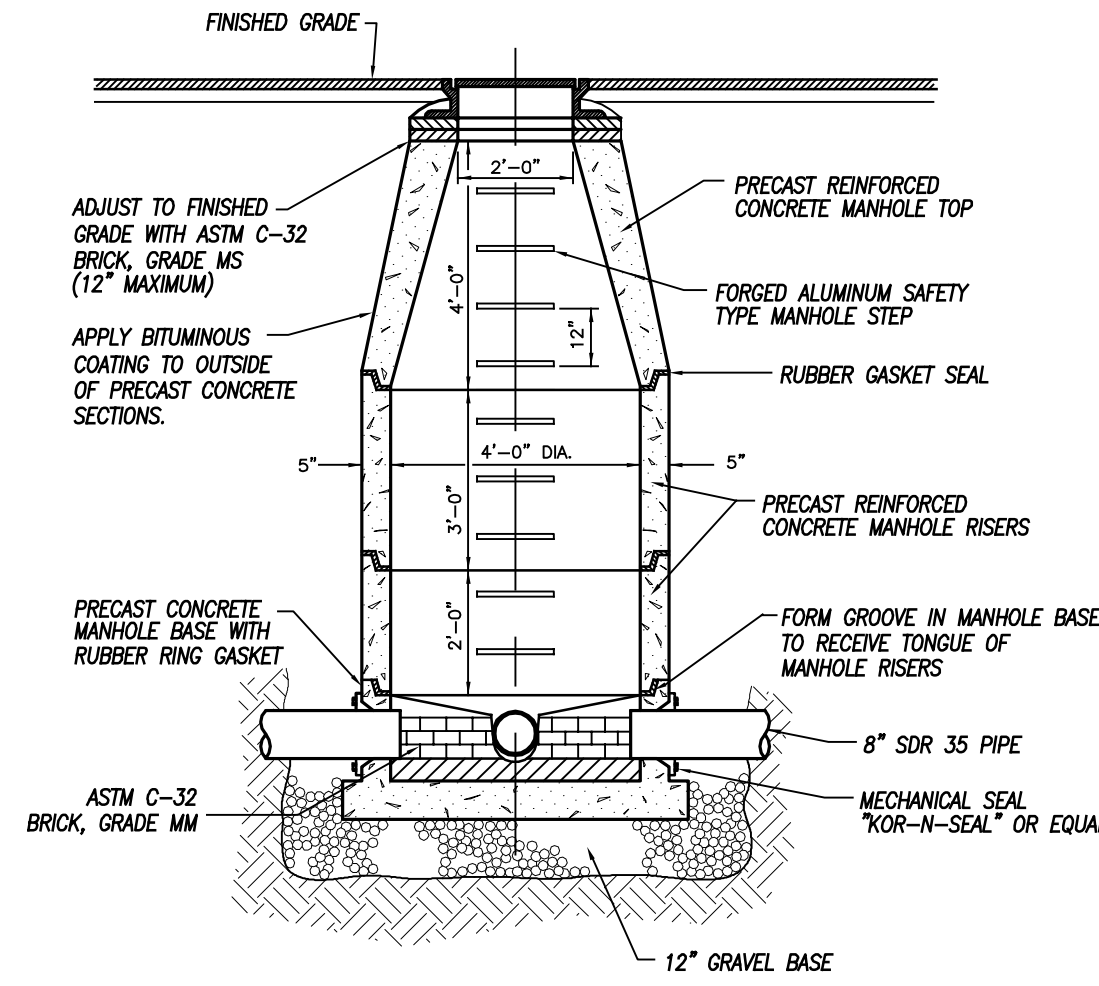
DATE	PHASING / E&S
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
09/15/2021	TOWN ROAD FRONTAGE
04/20/2021	INWC APPROVAL CONDITIONS
03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET 2
 PREPARED FOR
SHANE POLLOCK
 LOUISE BERRY DRIVE
 BROOKLYN, CONNECTICUT

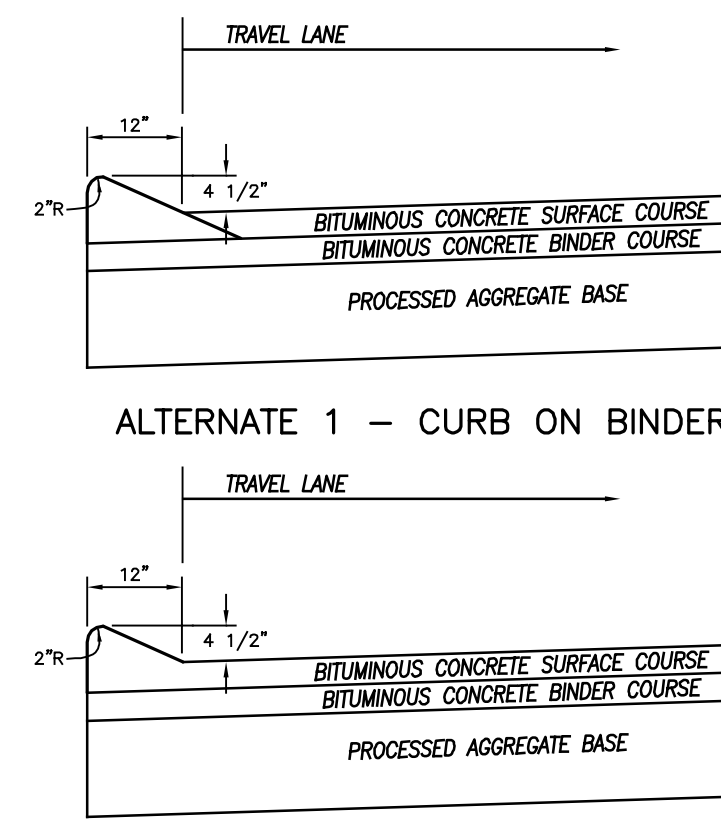
Killingly Engineering Associates
 Civil Engineering & Surveying

114 Westcott Road
 P.O. Box 421
 Killingly, Connecticut 06241
 (860) 779-7299
 www.killinglyengineering.com

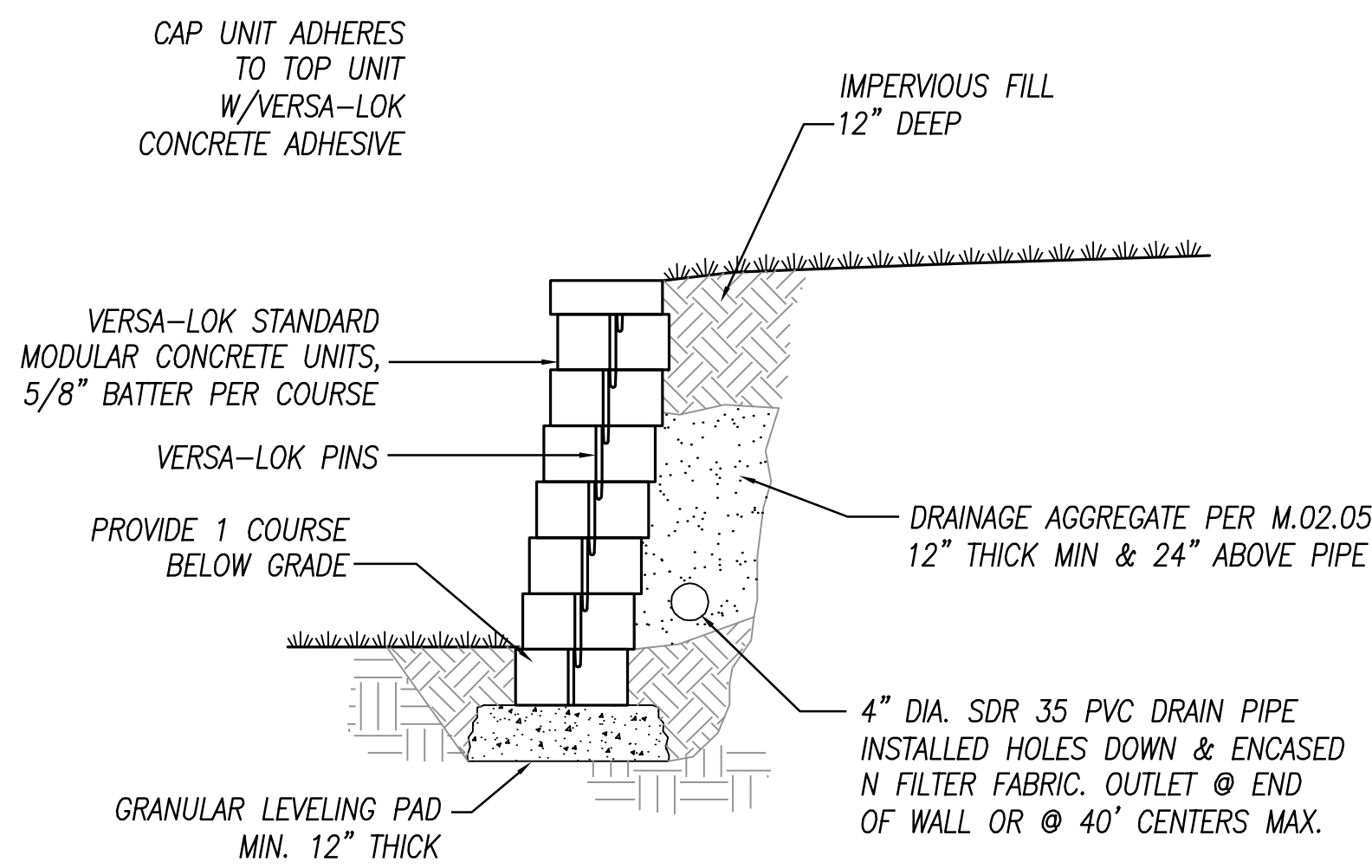
DATE: 4/23/2020	DRAWN: DNE
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SHEET: 14 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014



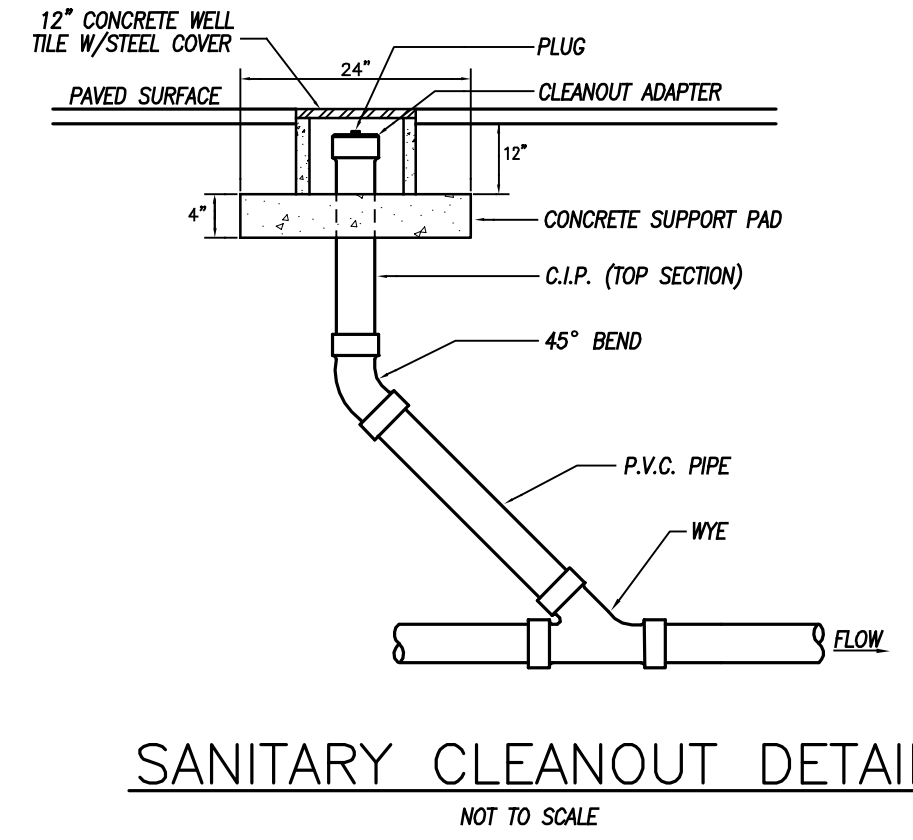
TYPICAL SANITARY MANHOLE CROSS SECTION
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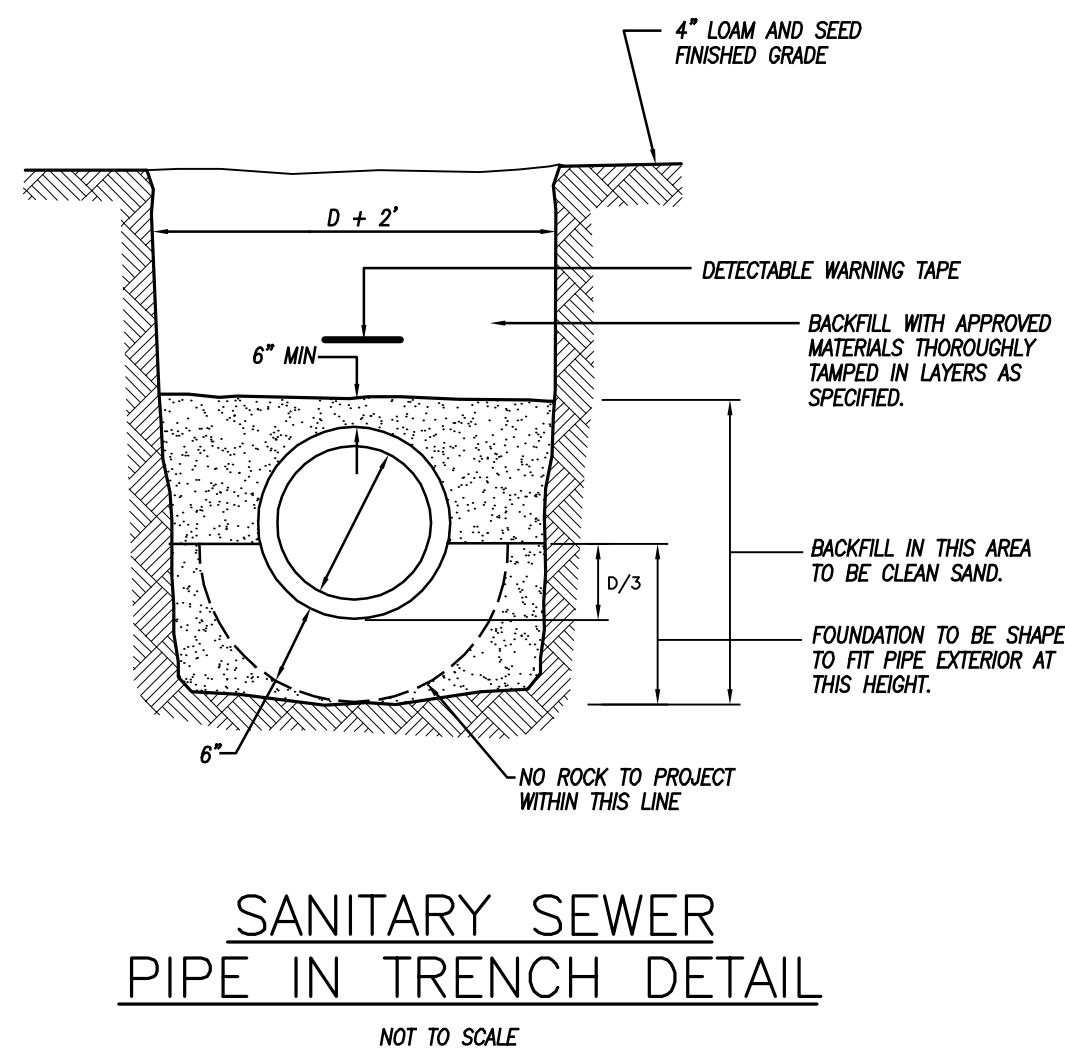
ALTERNATE 1 - CURB ON BINDER
ALTERNATE 2 - MONOLITHIC CONSTRUCTION
CAPE COD CURBING
NOT TO SCALE



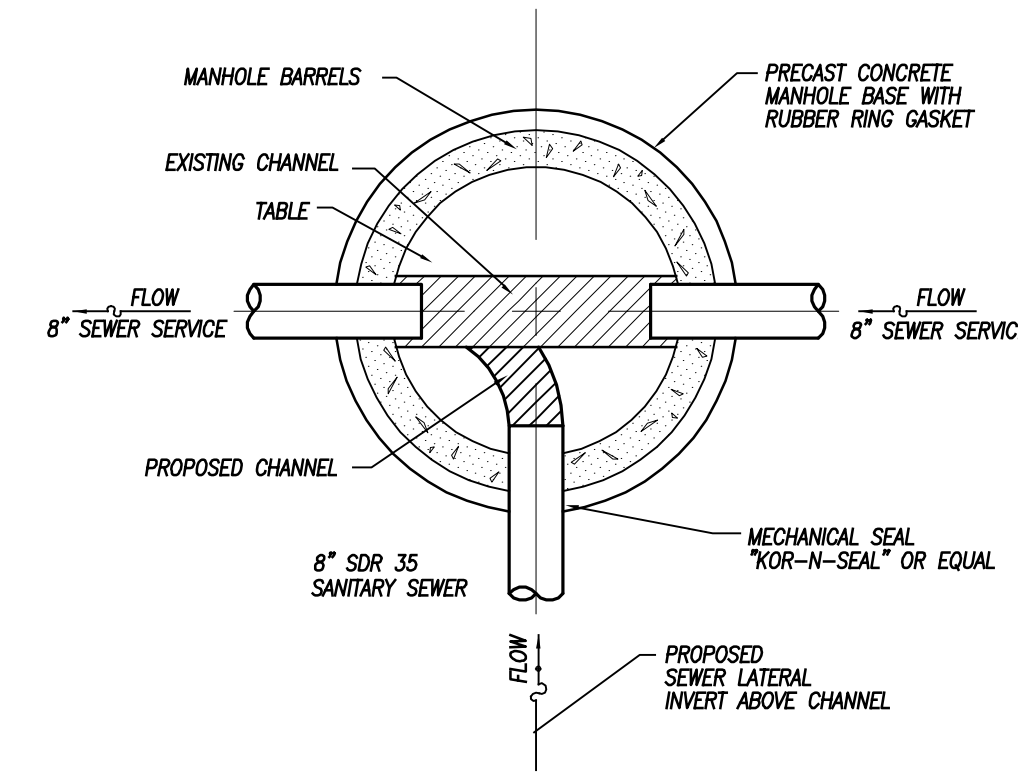
TYPICAL SECTION-UNREINFORCED RETAINING WALL
VERSA-LOK OR APPROVED EQUAL



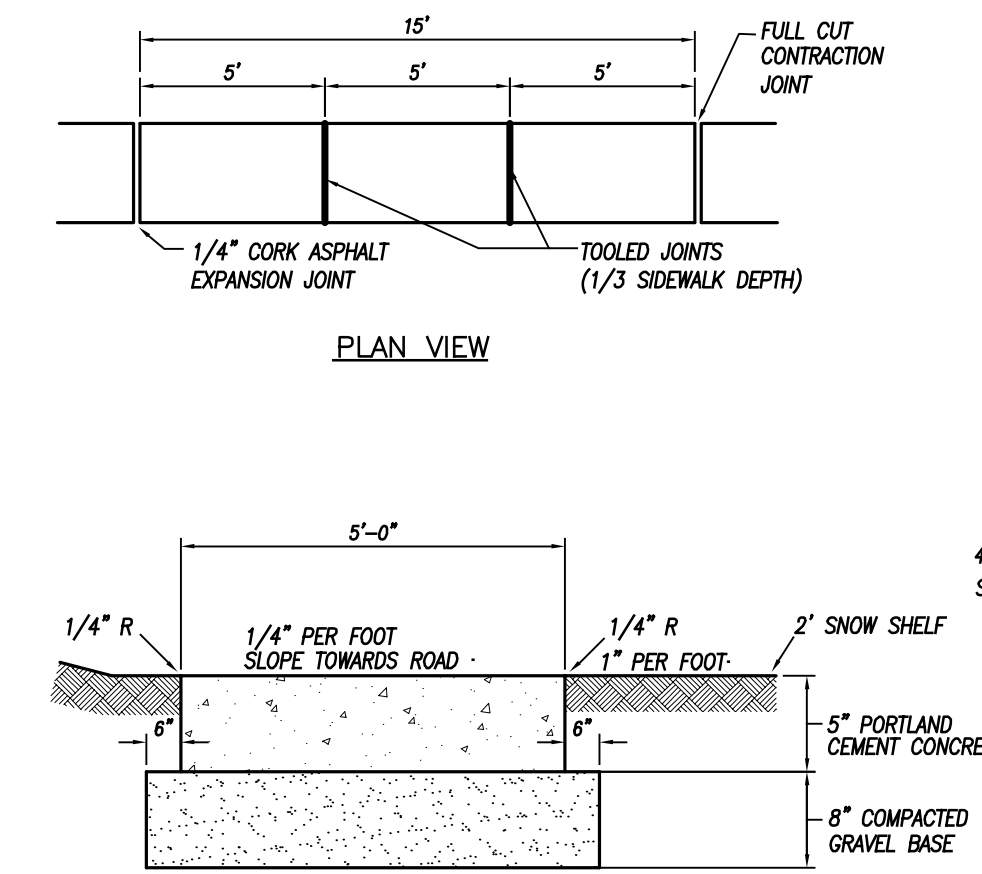
SANITARY CLEANOUT DETAIL
NOT TO SCALE



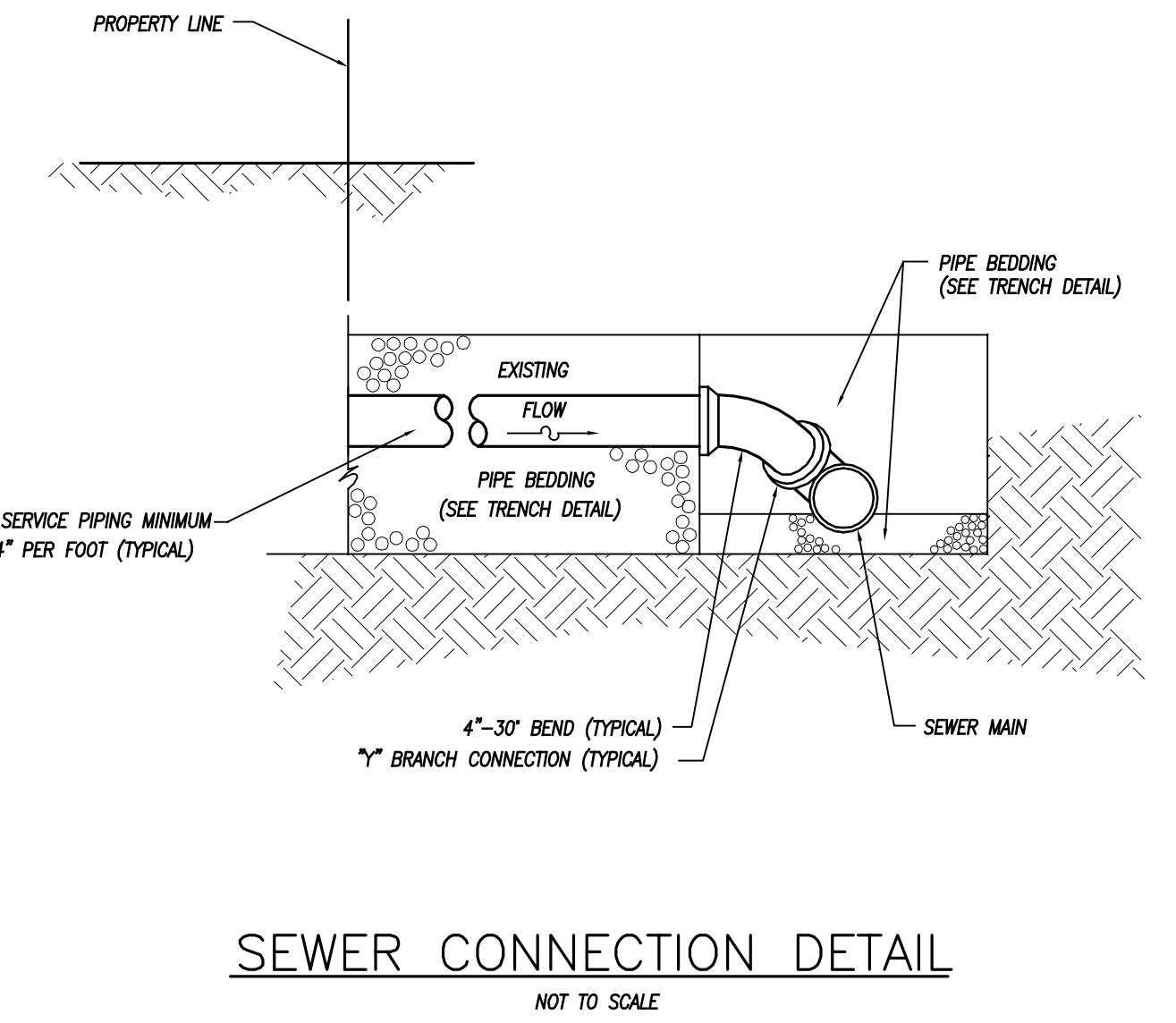
SANITARY SEWER PIPE IN TRENCH DETAIL
NOT TO SCALE



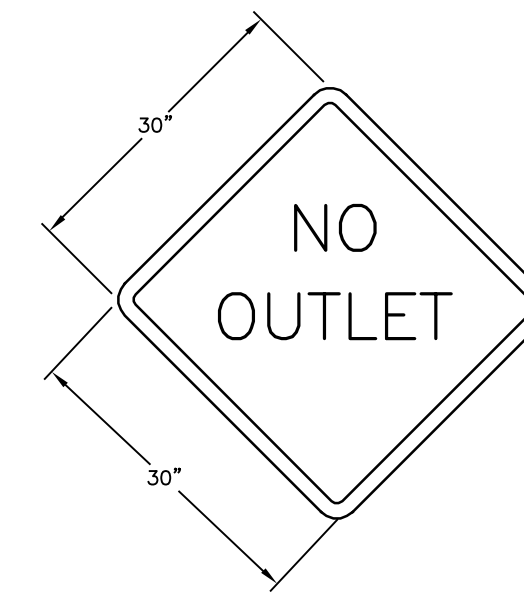
SEWER CONNECTION AT MANHOLE
NOT TO SCALE



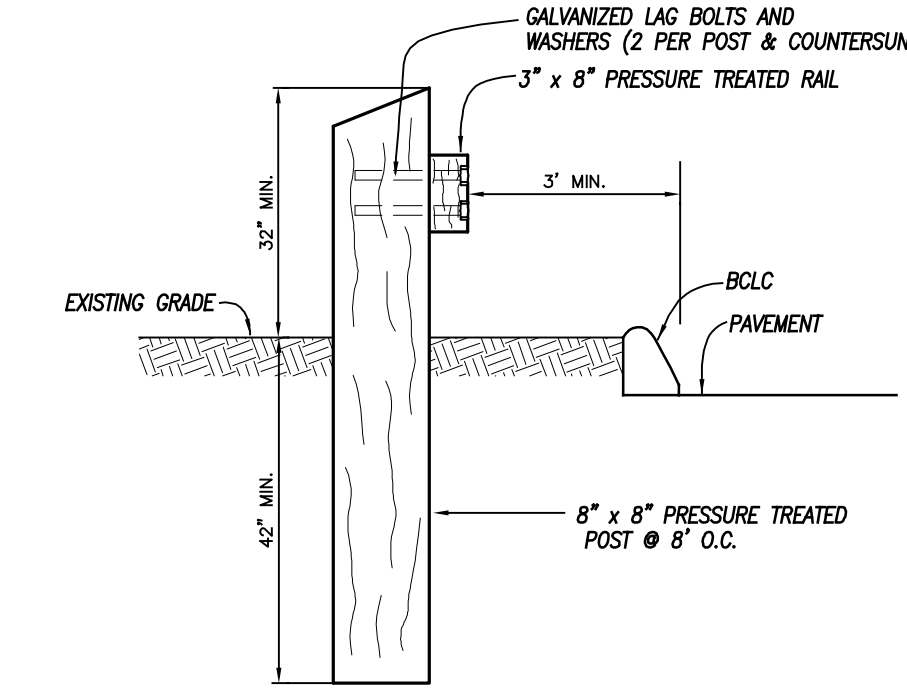
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



SEWER CONNECTION DETAIL
NOT TO SCALE

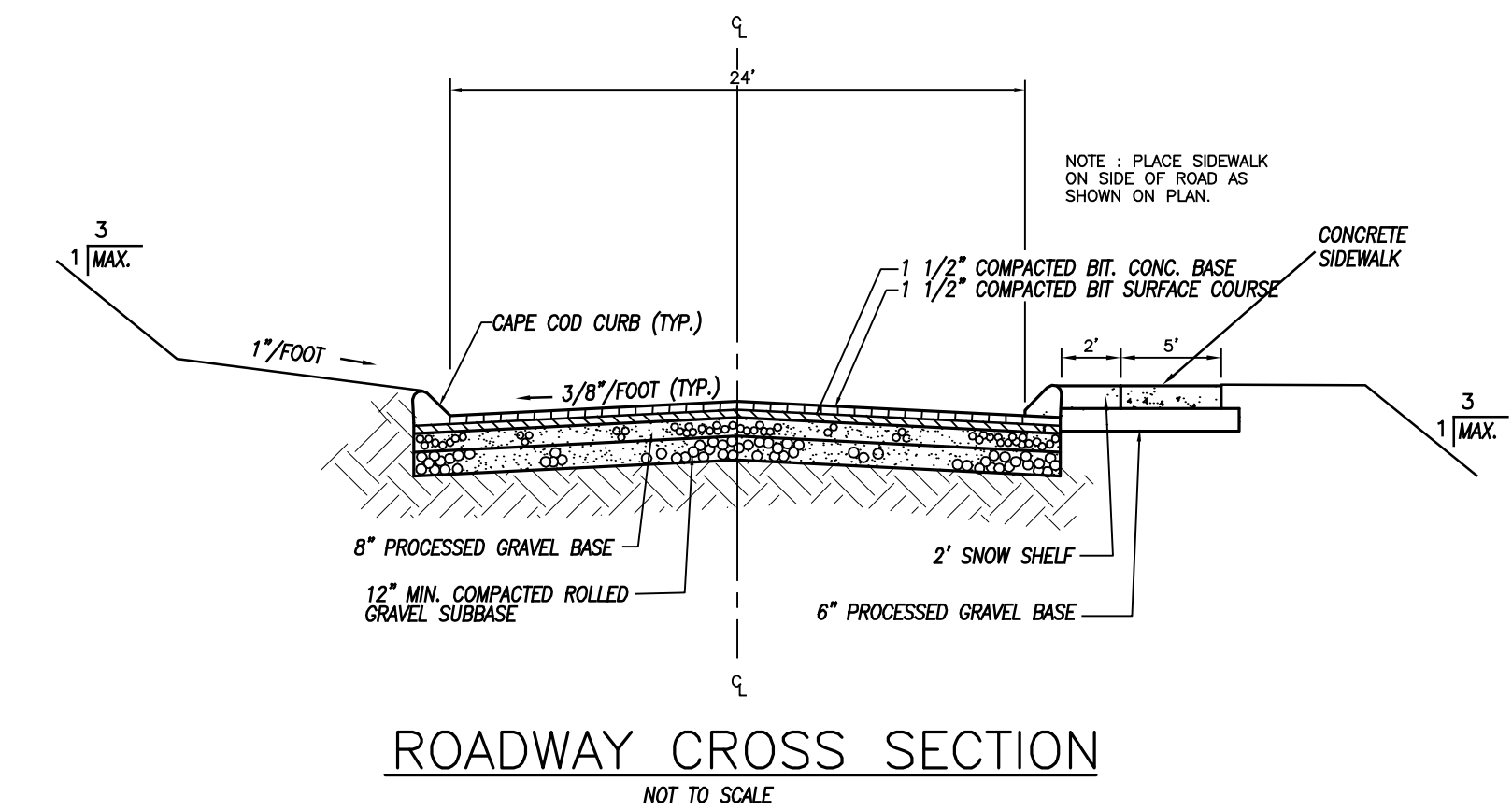


NO OUTLET SIGN DETAIL
NOT TO SCALE
CTDOT W14-2 (41-4605)
SETON #44851

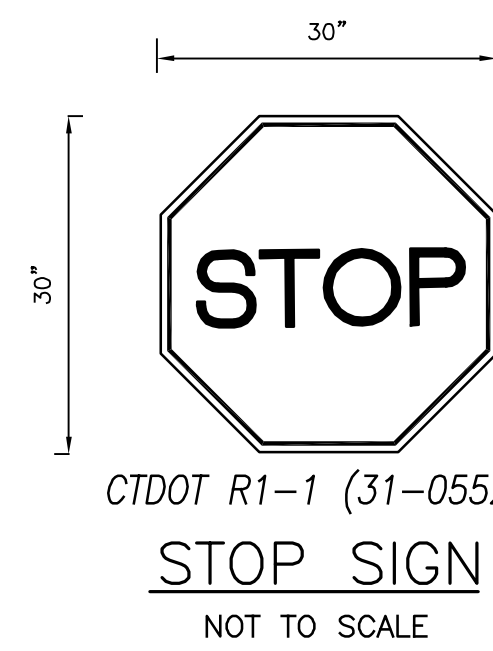


WOOD GUIDE RAIL
NOT TO SCALE

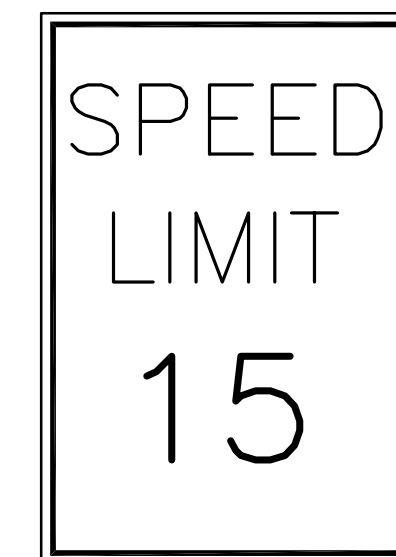
- WOOD POST COMPONENTS SHALL BE SPRUCE OR HEMLOCK, GRADE #2 PRIME OR BETTER.
- POST SHALL BE CERTIFIED 0.6 CCF PRESERVATIVE RETENTION RATE, ANPA CATEGORY UCAC.
- PRESERVATIVE SHALL BE WATER BASED AN CONSIST OF COPPER AZOLE TYPE B OR C.



ROADWAY CROSS SECTION
NOT TO SCALE

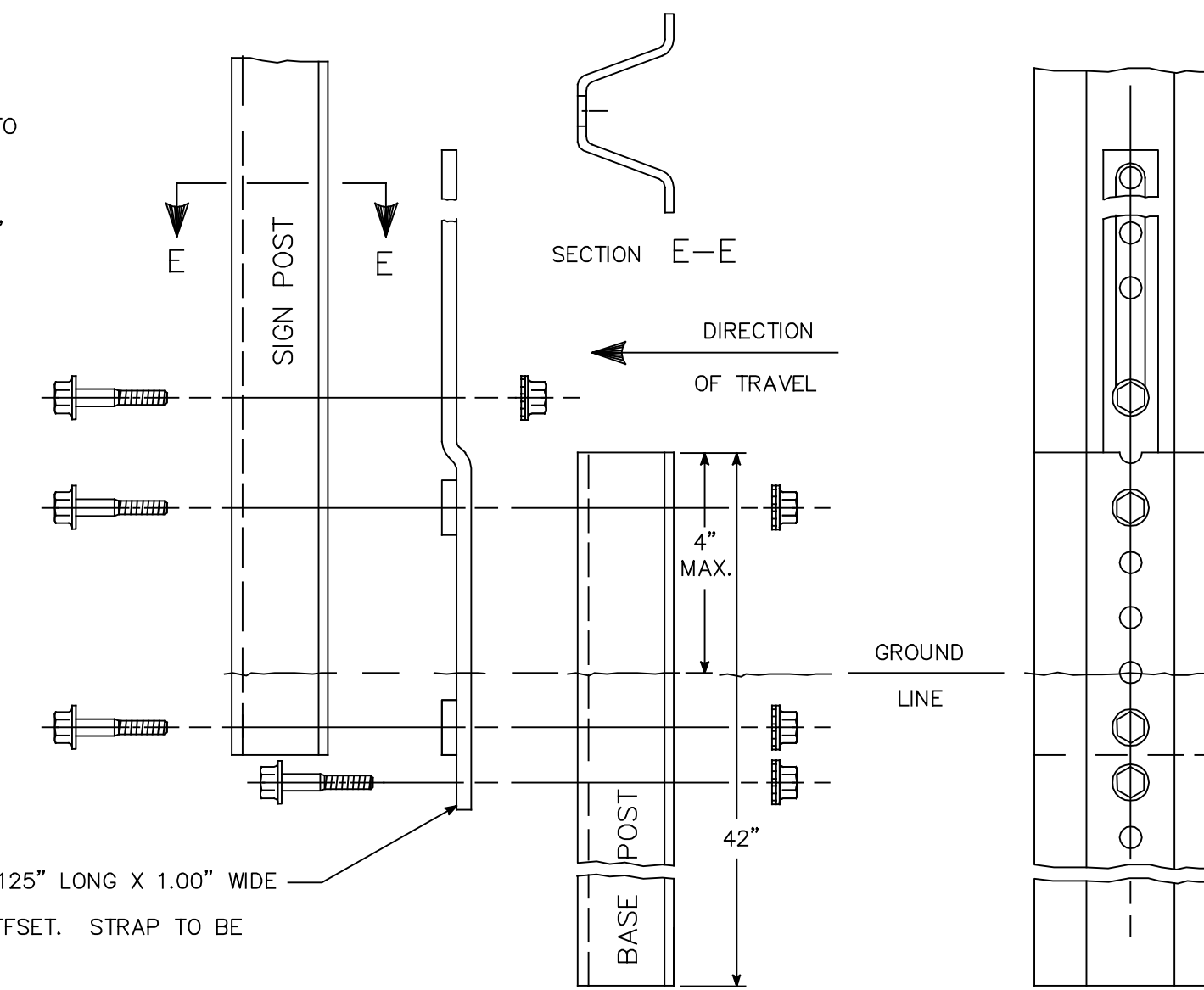


STOP SIGN
NOT TO SCALE
CTDOT R1-1 (31-0552)



SPEED LIMIT SIGN DETAIL
NOT TO SCALE
31-5505

- BOLTS - HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A354. -18 UNC X 1.75", GRADE BC FOR 3.00 LBS./FT. POSTS -18 UNC X 2.0", GRADE BD FOR 4.00 LB./FT. POSTS.
- NUTS -18 UNC HEX HEAD, INTEGRAL FLANGE CONFORMING TO ASTM A563, GRADE DH.
- LOCKWASHERS - HEAVY DUTY EXTERNAL TYPE.



BREAKAWAY TYPE I INSTALLATION - FOR 3 & 4 LB. POSTS

- RETAINER-SPACER STRAP 17.125" LONG X 1.00" WIDE X .375" THICK WITH .375" OFFSET. STRAP TO BE GALVANIZED TO ASTM A 123.

DATE	PHASING / E&S
10/26/2021	PHASING / E&S
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03/30/2021	PER TOWN & ENGINEERING REVIEW
DATE	DESCRIPTION
	REVISIONS

DETAIL SHEET 3

PREPARED FOR

SHANE POLLOCK

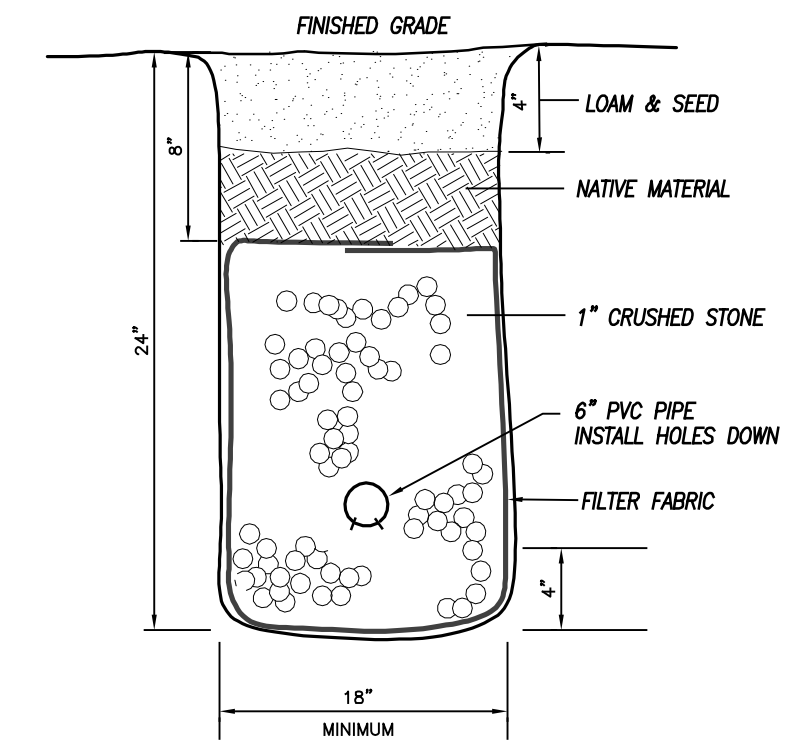
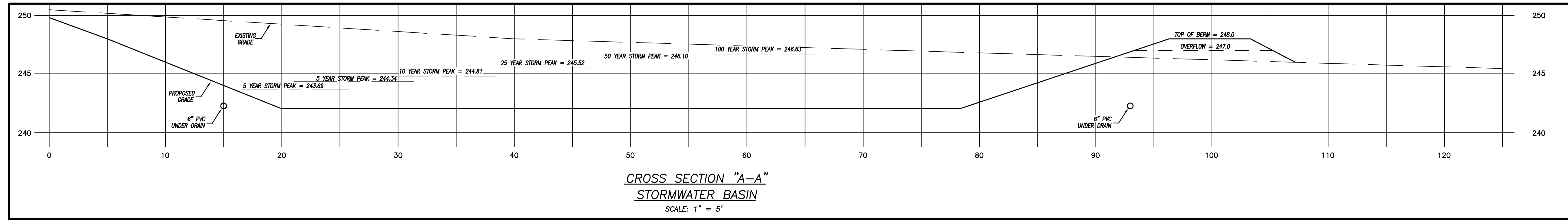
LOUISE BERRY DRIVE
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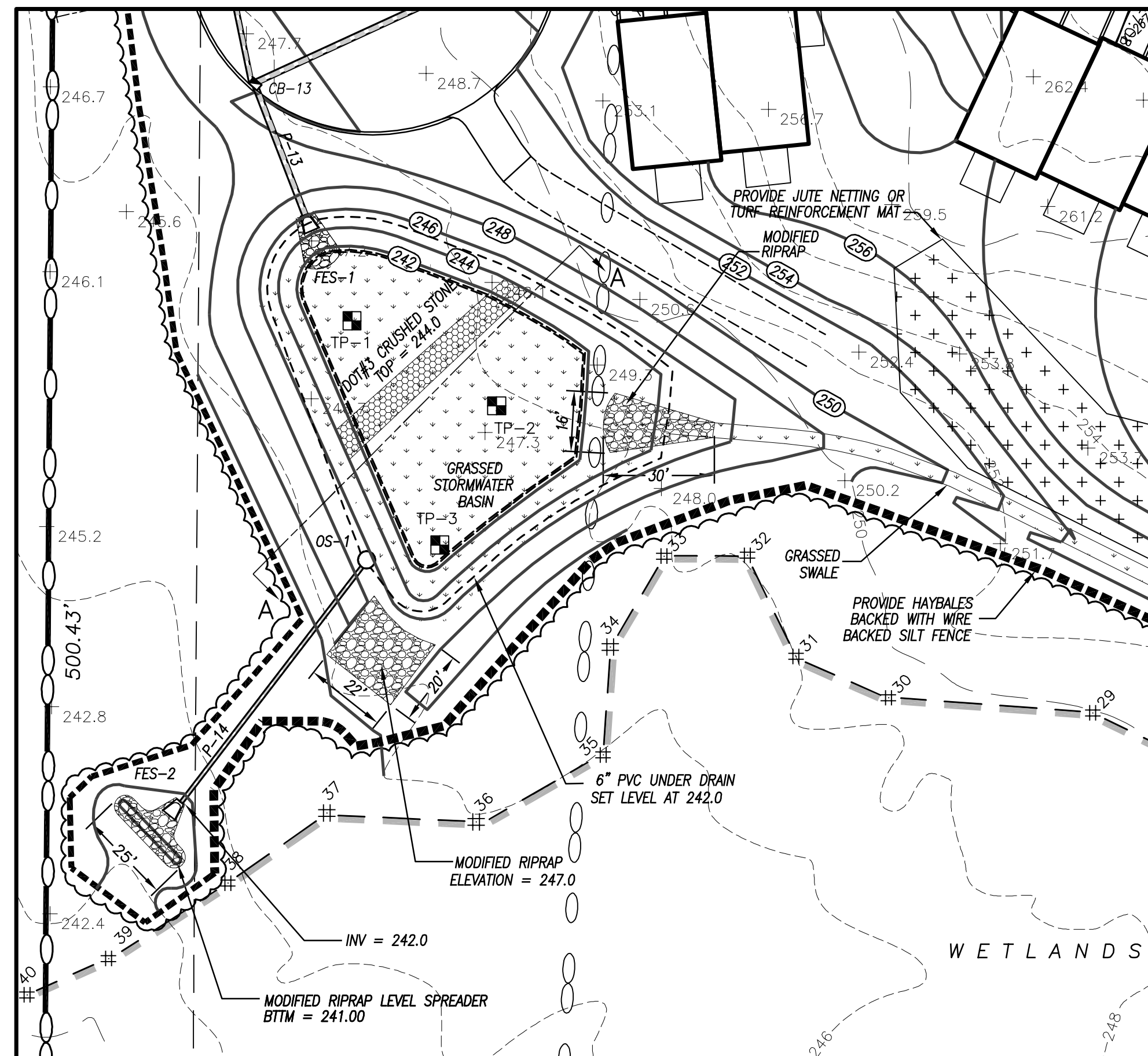
NORMAND E. THIBEAULT, JR., P.E. DATE LIC #PEN 0022834



CONNECTICUT RAIN GARDENS SUGGESTED PLANT LIST

CURTAIN DRAIN DETAIL

NOT TO SCALE



STORMWATER BASIN DETAIL

SCALE: 1"=30'

NOTE: THE CONDOMINIUM ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ENTIRE STORMWATER SYSTEM

STORMWATER BASIN CONSTRUCTION NOTES:

- Detention basin embankments shall be constructed of silty sand and/or clayey sand materials. On-site borrow material may be used if suitable deposits are found. Embankment fill shall contain at least 15% by weight of material passing the #200 sieve and not more than 50% passing the #100 sieve.
- Embankment fill shall have no stones larger than 6" in their greatest dimension. No stones larger than 3" in their greatest dimension shall be allowed within 2 feet of structures or pipes.
- All fill material shall be free of topsoil, roots, stumps, organics, frozen material and other deleterious matter.
- All embankment material shall be compacted to 95% minimum relative compaction as determined by ASTM D1557 - Modified Proctor. The maximum loose lift thickness of embankment fill shall be 12".
- Sufficient dewatering equipment shall be provided to dewater excavations for proposed embankments, cutoff trenches and other construction.
- All topsoil, organics, roots and other deleterious matter shall be removed from the existing ground surface prior to construction of the proposed embankments.
- All embankments and disturbed areas of the detention basin shall be permanently stabilized with 4" of loam, seed and mulch. Suitable hydroseeding equipment may be used for application of seed, mulch and/or fertilizer. The following seed mix shall be used in these areas:

Variety	Lbs/Acre
Creeping Red Fescue	20
Redtop	2
Crown Vetch	15
TOTAL	37

DETENTION BASIN OPERATION AND MAINTENANCE NOTES:

- The contractor shall be responsible for all basin maintenance and inspections prior to acceptance of the roadway by the Condominium Association.
- During the first year of operation, the basin shall be inspected on a monthly basis or within 24 hours after a rainfall event of 0.5" or greater. Any erosion of embankments or outlet areas shall be repaired promptly. Any debris shall be removed from trash racks and disposed of. Sedimentation that would interfere with proper operation of the basin shall be removed and disposed of and the area restored and stabilized as required.
- The Condominium Association shall be responsible for maintenance of the stormwater basin and its outlets in perpetuity. After the basin has been in operation for one year, inspections shall be performed quarterly or within 24 hours after a storm event of 2.0" or greater. Quarterly inspections shall include the following items:
 - Noxious weeds shall be removed. Detention basin side slopes and bottom shall be mowed annually by 6/30 and 10/1 for the life of the basin, in perpetuity. Inspect embankments for any woody growth. All trees, vines and other woody plants shall be removed and voids left from their removal shall be repaired.
 - Inspect embankments for animal burrows. All burrows and voids shall be repaired immediately.
 - Accumulated sediment shall be removed from the basin forebay and other areas to restore original design grades. Disturbed areas shall be restabilized as required after removal of sediment.
 - Inlets and outlets shall be inspected for scour damage and erosion and repaired as required.
 - Outlet structures shall be cleaned of accumulated sediment.
 - Any evidence of piping or seepage at the toe of embankments or around inlet/outlet structures shall be investigated by a qualified professional engineer and reported to the Town. Required repairs to maintain the proper function or repair potential structural deficiencies in the basin shall be implemented within one month of the discovery of the problem or at the discretion of the responsible professional engineer performing the investigation or designing such repairs. The engineer shall certify that all repairs are performed to his/her satisfaction and shall provide such certification to the Town.

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- Provide annual street sweeping, preferably after final snow melt to alleviate sediment buildup in catch basin sumps and to insure efficient TSS removal from stormwater.
- Remove sediment from catch basin sumps when sediment reaches half the depth of the sump (2').
- Inspect catch basins for trash and debris bi-annually. Remove accumulated sediment and debris from pipe inlets and outlets to prevent clogging.
- Remove accumulated trash and leaves from catch basin grates to insure adequate grate inflow capacities.

PERENNIALS

- Swamp Milkweed (*Asclepias incarnata*)
- New York aster (*Aster novae-belgii*)
- Astilbe (*Astilbe* spp.)
- Tickseed sunflower (*Bidens aristosa*)
- Joe Pye weed (*Eupatorium fistulosum*)
- Rose mallow (*Hibiscus moscheutos*)
- Iris (*Iris versicolor*)
- Cardinal flower (*Labelia cardinalis*)

GRASSES

- Creeping bentgrass (*Agrostis stolonifera*)
- Meadow foxtail (*Alopecurus pratensis*)
- Blue joint (*Calamagrostis Canadensis*)
- Tussock sedge (*Carex stricta*)

SHRUBS

- Red chokeberry (*Aronia arbutifolia*)
- Buttonbush (*Cephalanthus occidentalis*)
- Summersweet clethra (*Clethra alnifolia*)
- Silky dogwood (*Cornus amomum*)
- Gray dogwood (*Cornus racemosum*)
- Red osier dogwood (*Cornus sericea*)
- Inkberry (*Ilex glabra*)
- Winterberry (*Ilex verticillata*)
- Spicebush (*Lindera aestivale benzoin*)

One or more trees can be added to a rain garden, depending upon its size. Caution should be used though, as a tree can quickly take over the garden and create a different look. Remember, most trees will grow very large unless they are purposely kept small. If a tree is desired, the following types are recommended:

TREES

- River birch (*Betula negra*)
- Red maple (*Acer rubrum*)
- Sweetgum (*Liquidambar styraciflua*)
- Swamp white oak (*Quercus bicolor*)
- Pin oak (*Quercus palustris*)

- Spiked gay feather (*Liatris spicata*)
- Sensitive fern (*Onoclea sensibilis*)
- Cinnamon fern (*Osmunda cinnamomea*)
- Royal fern (*Osmunda regalis*)
- Marsh fern (*Thelypteris palustris*)
- Spiderwort (*Tradescantia virginiana*)
- Black-Eyed Susan (*Rudbeckia birta*)

- Tufted hair grass (*Deschampsia caespitosa*)
- Switch grass (*Panicum virgatum*)
- Ribbon grass (*Phalaris arundinacea*)

- Pinxterbloom azalea (*Rhododendron periclymenoides*)
- Swamp azalea (*Rhododendron viscosum*)
- Elderberry (*Sambucus canadensis*)
- Lowbush blueberry (*Vaccinium angustifolium*)
- Highbush blueberry (*Vaccinium corymbosum*)
- Witherod (*Viburnum cassinoides*)
- Arrowwood (*Viburnum dentatum*)
- Nannyberry (*Viburnum lentago*)
- Black haw (*Viburnum prunifolium*)
- American cranberry (*Viburnum trilobum*)

- Larch (*Larix laricina*)
- Cottonwood (*Populus deltoides*)
- Shadblow (*Amelanchier* spp.)
- Green ash (*Fraxinus pennsylvanica*)

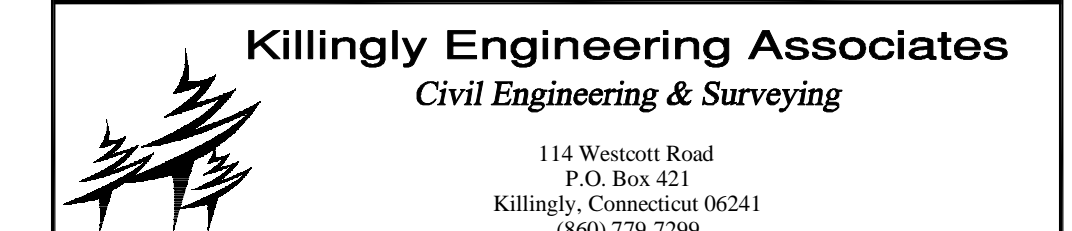
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DETAIL SHEET 4

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT



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RAIN GARDEN SECTION

NOT TO SCALE

