

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

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

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

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting December 7, 2022
- V. Public Commentary**
- VI. Unfinished Business:**
 - a. **Reading of Legal Notices: None.**
 - b. **Continued Public Hearings: None.**
 - c. **New Public Hearings: None.**
 - d. **Other Unfinished Business:**
 - 1. **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.T Standards for Glamping.
 - 2. **ZRC 22-008:** Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development. ***Public Hearing 1/4/2023 ***
 - 3. **SD 22-003:** Two-lot Subdivision including 26 acres at 430 Allen Hill Road (Map 32, Lot 128), Applicant: Naomi Regis.
 - 4. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. ***Public Hearing 1/17/2023 ***
 - 5. **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso. ***Public Hearing 2/1/2023***
- VII. New Business:**
 - a. **Applications:** None.
 - b. **Other New Business:**
 - 1. Pre-application discussion with Brooklyn 405, LLC.
 - 2. Potential Executive Session to discuss ongoing litigation
 - 3. Possible action regarding ongoing litigation
- VIII. Reports of Officers and Committees**
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, December 7, 2022 6:30 p.m.**

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

MEETING LOCATION:		
Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT		
Click link below: https://us06web.zoom.us/j/87925438541	or	Go to https://www.zoom.us/join Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656		
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting		

MINUTES

- I. Call to Order** – Michelle Sigfridson, Chair, called the meeting to order at 6:34 p.m.
- II. Roll Call** – Michelle Sigfridson, Carlene Kelleher, Allen Fitzgerald, Lisa Herring, Seth Pember, Gill Maiato; Brian Simmons and Karl Avanecean (all were present in person).
Sara Deshaies was present via Zoom.
John Haeefele was absent.

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

Also Present in Person: Attorney Kathleen Cerrone, The Northeast Law Center; Dr. Donald J. Poland, PhD, AICP, Goman+York Property Advisers, LLC; Diane Wimmer, Brooklyn Conservation Commission; Mindy Delp; J.S. Perreault, Recording Secretary.
There were approximately twenty-five additional people present in the audience.

Present via Zoom: Lori Corriveau; Mary Kalencik; Carrie Juhasz Horton; Dalia Belliveau; Jenn Nemeth; Amy Clark; Galaxy A50.

III. Seating of Alternates

Motion was made by A. Fitzgerald to seat Brian Simmons as a Regular Member for this meeting (December 7, 2022), in the absence of J. Haeefele.
Second by C. Kelleher. No discussion.
Motion carried unanimously by voice vote (6-0-0).

IV. Adoption of Minutes: Meeting November 15, 2022

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of November 15, 2022, as presented.
Second by S. Pember. No discussion.
Motion carried by voice vote (6-0-1). S. Deshaies abstained due to losing power at her home (while attending that meeting via Zoom) prior to the public hearing being continued.

V. Public Commentary

Tina Russo purchased a property on Pomfret Center Road in the Village Center Zone thinking that she could have backyard chickens and goats and some other things. She said that the previous owner had chickens and that there is a chicken coop on the property. She said that people can have chickens five blocks away. She explained that she wants to have a garden and to teach her children responsibility and sustainability.

J. Roberson stated that agriculture is a permitted use in the VCZ and that non-commercial agriculture is by site plan review. She explained that Ms. Russo does not have a site plan for her property and that there is no relief from that requirement in the Zoning Regulations. She said that it would probably cost a few thousand dollars to have a site plan prepared. She had suggested to Ms. Russo that she come before the PZC and present the situation that could be described as backyard agriculture.

There was discussion and the consensus of the Commission was for Ms. Roberson to draft language, for review by the Commission, to go through the proper process to amend the Zoning Regulations.

VI. Unfinished Business:

a. **Reading of Legal Notices:** None.

b. **Continued Public Hearings:**

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

Attorney Kathleen Cerrone explained that the questions of the Commission had been taken into consideration regarding modifications to the Application to be addressed by Dr. Donald Poland who was present. Lori Corriveau, Applicant/Owner of Little Dipper Farm, was present via Zoom. Attorney Cerrone asked that she be allowed to speak again after public comments.

Dr. Donald Poland had submitted two documents regarding modifications (both dated November 29, 2022 and were included in packets to Commission Members). Dr. Poland stated that although he had not attended the public hearing on November 15th, he had reviewed the record including comments by the Commission during discussions. He explained that this is an effort to continually work with the Community to try to find a path forward with a workable regulation. Dr. Poland reviewed the modifications, he addressed additional related matters and he offered to answer any additional questions from the Commission:

- Regarding the Commission's concern that the 200-foot setback from property lines may not be enough, they proposed a modification that the setback be increased to 250 feet where there are residential dwellings on neighboring parcels. He noted that the other large 200-foot setback in the Regulations relates to mining and gravel operations.
- Regarding the Commission's comment that farmland is important, Dr. Poland explained that both he and the Applicant agree. He explained that he did some research into Prime Farmland soils and he has put forth a provision (Standard #1 in his memo dated 11/9/22) that no more than 25 percent of the total parcel area to be designated as Prime Farmland.
- Regarding comments from the Conservation Commission, Dr. Poland commented that their recommendation that glamp-grounds not be permitted to do any damage to resources identified in the co-occurring resource inventory in the POCD is unreasonable for a number of reasons: 1) It is a standard that does not exist in the Regulations; 2) Has that standard been applied to other applications for either zone changes or site plan?; 3) Would it be the policy of this Commission to apply that standard to a single-family, residential lot? He said that the approach for "no impact" becomes a bit high and is inconsistent with the current Regulations.

Dr. Poland stated that they had submitted, for the record, a Map (dated July 2022) - "Natural Diversities Data Base" which, he explained, is the State's (DEEP) gold standard for natural, cultural and archeological resources and is often utilized in the creation of POCD's to highlight those areas, ecosystems and locations that are of concern and sensitive to the community. He clarified that, although it is referenced in the POCD in the context of the co-occurring resources, on the Map, the contemplated parcel associated with Little Dipper Farm does not have any resources identified by the State's "Natural Diversities Data Base." He said that the idea of doing a comprehensive inventory also goes

a bit far because we already have the comprehensive inventory which is maintained by the State and the Map (available online) is updated on a yearly basis by the State.

- In response to the Commission's question regarding the overall maximum number of sites on a glamp-ground, Dr. Poland explained that the maximum number of glamping sites is controlled by the total acreage of the parcel. He explained the following controls which are in the proposed text amendment:
 - One glamping site per acre.
 - Maximum of three glamping units per glamping site. There are a limited number of sites that can have more than one unit.
 - Maximum number of occupants per glamping site is twelve occupants.
 - Maximum occupancy for the entire glamp-ground, including events, is 225 persons.
- Regarding the Commission's request for quiet time restriction between 10:00 p.m. and 9:00 a.m., they added a provision between 10:00 p.m. and 8:00 a.m. as they feel that 9:00 a.m. is a little bit late.
- Regarding the Commission's question about changing from a 15-foot height requirement to an 18-foot height requirement, Dr. Poland explained that they did it mainly because of complaints by residents and what had been discussed with the Commission. He explained that they have put forth another modification to address height for the units which will vary in size depending on their utilization (he referred to photos in his memo dated 1129/22). He explained that the height of the platform may be more than the minimum of 6-inches high depending on topography. The new proposed modification is to maintain the 15 feet, measured based on the height of the tent, not including the platform that it may sit on.
- Regarding the Commission's concern about the 1,250 sq. ft. glamping-site minimum and suggestion to have a maximum, that a site could not exceed a certain size, Dr. Poland explained that under the original proposal, an additional 250 sq. ft. would need to be added for each a second and a third unit, if added to the site (three-unit site would be a 1,750 sq. ft. minimum). He explained that, to provide a maximum, they added a provision to establish a maximum of a 2,500 sq. ft. site. He referred to the last photo provided in his memo to demonstrate that the unit will occupy a portion of the site, but you still need exterior space for things such as a campfire and seating space.
- Regarding the Commission's concerns about glamping unit size and number of people per glamping unit, Dr. Poland explained that he did some research and sizes ranged from 150 sq. ft. to 700 sq. ft. They propose two provisions: 1) No more than twelve occupants on a glamping site; added 2) Maximum of eight persons in a glamping unit and the size of a glamping unit is not to exceed a maximum of 600 sq. ft. in size.

Dr. Poland referred to the photos in his memo again and explained that the glamping units should not be considered static as hotel rooms and he explained that the units would be adaptable and may be set up differently based on need and demand for what the reservations are. He explained that the square footage is not directly related to the number of people renting the unit.
- Regarding the Commission's concern about density, Dr. Poland explained that they added a provision that makes it clear that the units can be dispersed or clustered together. He said that the glamping model is the clustering model. He said that the site-per-acre is just a density calculation, it doesn't prohibit them from being closer together.
- Regarding concerns raised by the public about someone with a three-hundred acre parcel applying for two separate glamp-grounds, Dr. Poland explained that they are proposing a separation distance of one mile (5,280 feet). He noted that there could never be more than one glamp-ground at the Little Dipper Farm location (even with a 1,500-foot separation distance).
- Regarding the Commission's question about why accessory structures/temporary worker dwellings were called out and not other structures, Dr. Poland explained that residents were concerned about the residential

occupancy of staff on the site, so they felt that that was the biggest accessory concern and, therefore, called it out. He said that they had gone from five structures to three structures and he said that he has done more research. He found that certain labor markets have significant shortages and, in certain locations, the hospitality industry, overall, has not been able to find enough staffing in the local labor market. He said that it is the hope that the labor market here would have enough and that such units would not be needed. But, they don't want to go into this assuming that. The Commission would have final discretion through the special permit process. They are providing a provision that no more than 50 percent of the staff of such a facility could be housed on site. He is hopeful that this would imply that no more than 50 percent of the staff would not come from the community.

- Regarding the Commission's concern about interplay between events and glamp-ground operations and approval of events, Dr. Poland explained that they added a standard to tie certain events or size of events to the existing Zoning Regulations for special events in Section 6.J. There is a Town Ordinance for large events (250 or more persons). Because there is a 225 person limit, this would never be applicable for a glamp-ground.

It has to be clear as to what is an event vs. what is a glamping lodger.

Dr. Poland explained that they are proposing that an event for more than 50 persons, who are not lodgers at the glamp-ground, shall require special permit in accordance with Section 6.J. The intent is to differentiate between the activities associated with the lodgers and activities or events aimed at persons who are not lodgers. He explained that lodging activities are self-contained until you start attracting people to the site and get to the level of the larger trip generation, then the special event provision would kick in.

Dr. Poland offered to answer questions.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- L. Herring asked about different styles of units and about live music events. Dr. Poland explained that, while tents would be more easily removed, the wooden platforms that either tents or cabins would be attached to would have a level of permanence. He explained that the Commission would have discretion regarding the units and entertainment through the special permit process.
- C. Kelleher asked about how the maximum number of people allowed relates to the sites and units. She voiced concern regarding how to enforce it. Dr. Poland explained that each maximum stands on its own: no individual site can have more than three units; no unit can have more than eight occupants; and no site can have more than twelve persons. Sites with a minimum of 1,250 sq. ft., no more than 2,500 sq. ft. and only a percentage of the sites can have more than one glamping unit in them. These would all have to be laid out as part of the site plan. Total site occupancy, between lodgers and event goers, is 225 people. He said that you would enact your typical enforcement policies and procedures, there is nothing different here. He suggested that conditions of special permit approval could be placed to require that a yearly affidavit be submitted based on maximum occupancy or a provision to require renewal of the special permit after a number of years. He suggested that, for an enforcement provision if persistent known violations exist, they could be required to come back before the PZC for a public hearing. Dr. Poland advised that the more you try and constrain something on the regulatory side for worst-case scenarios, the more likely you're just going to undermine the regulatory provision and make it non-functionable. He explained that the PZC has a lot of discretion to influence the application when it comes in.
- M. Sigfridson indicated that, since the units/sites are dynamic and flexible, more clarification was needed regarding C. Kelleher's question about the number of people in the units/sites.

Dr. Poland stated that during the special permit application process, the Commission should be sure to get an explanation of what the program is for each site/unit, require them to show their formats for each unit size and for each site so that it will be known what the total potential is. The applicant will be bound to whatever the PZC approves. He suggested that there could be a condition of approval that the Town is able to make an on-site inspection twice per year with a 24-hour notice.

Dr. Poland stated that, at this point, we are considering the suitability of a use within a zoning district that lays out 24 specific standards from the start. They have put a lot of regulatory restrictions on this use to address the concerns. Special permit would provide protection later.

Ms. Sigfridson stated her appreciation for the proposed modifications, specifically addressing events. However, she explained that she still has concerns regarding scope because, if an event (e.g. concert or wedding) is going to be held, we already have a regulation for that and it should be used, but she feels that there may be other impacts besides traffic.

Dr. Poland said that the Regulations have performance standards and he referred to, and read aloud from, Section 7.F. He explained that there is a fine line to allow the glamping activities to exist while not overburdening the other activities. He explained that events have been held at the Farm forever and he feels that more events will continue to be held in association with the Farm and maybe not directly in association with the glamp-ground itself. The primary use at the glamp-ground will be glamping and it will have a degree of activities associated with it and some of them may attract persons who are not glampers. He noted that there are already 6-12 glamp-grounds in Connecticut (in communities where campgrounds were already permissible). He said that there aren't any news stories about them because they are a non-issue. They are not proposing a campground as the community has expressed the desire not to have campgrounds, what they are proposing is a high-end glamping use.

Ms. Sigfridson explained that the concern is not only with the Little Dipper Farm, but for any applicant because the Commission has to consider this provision as a whole. She explained that, if a glamp-ground is primarily going to be a glamp-ground, it may be appropriate and not overly burdensome to expect that a glamp-ground that intends to hold events, apply for a special event permit at the same time.

Dr. Poland suggested that the Commission make the provision state that, if there is intention to do any kind of events on the site, at the time of special permit they apply for the 6.J, 5-year event permit. Dr. Poland stated concern regarding the requirement to provide a 12-month schedule of events at the time of applying because it may not be known at that time. He said he had some concerns about ambiguity, but he thinks that it is fine to require a 6.J permit as an additional special permit through the process.

- A.Fitzgerald asked Dr. Poland for his professional opinion as a Planner, what benefit this would be to the Town.

Dr. Poland stated that he feels there would be a lot of benefits. He referred to the POCD and said that the Community wants more businesses and tourism (he thinks it was 72 percent that want tourism-style businesses in the Community). He reiterated from beginning discussions that if you want to save the farm, if you want the rest of this cherished corner of the Town to be viable as, primarily, scenic land to the benefit of its neighbors, then you have to provide for viable economic opportunities to fund them. Neighbors don't pay for those views, the farm itself has to. He feels that there are a lot of benefits, such as: economic development benefits; agriculture benefits; open space benefits; scenic resource benefits; and tourism benefits. He explained that there is a unique resource that makes Brooklyn ideally situated for this – dark skies.

There were no further questions from the Commission at this time. Dr. Poland asked that questions for him from the public go through the Chair rather than directly to him.

COMMENTS FROM STAFF:

- J. Roberson addressed Dr. Poland’s comments regarding the recommendations of the Conservation Commission (Letter dated December 5, 2022, included in packets to Commission Members). Ms. Roberson noted that Diane Wimmer will be speaking during public comments.

Ms. Roberson voiced disagreement with Dr. Poland regarding the “Natural Diversity Data Base” as being a comprehensive inventory of natural resources. She noted that there is a long list of things that are not included, such as: archeological resources; a consideration of soils; and it does not consider forest fragmentation. The Map contains generalized circles that are a half-mile in diameter and a very short list of critical habitats. Ms. Roberson referred to a series of Maps (known as the Town of Brooklyn Community Resource Inventory) which are included in the Brooklyn POCD. This includes the following: scenic views; trailheads and rock outcrops; historic and archeological resources or the potential thereof; open space; wetland and water resources; aquifer potential; habitat resources including forest fragmentation in the Natural Diversity Data Base which is also in there (as a layer among many), the Co-occurring Resource Inventory which is the map referenced by the Conservation Commission’s letter. Ms. Roberson explained that it is a set of four layers: Potential Wildlife Corridor Linkages; Active Agricultural Clusters; Permanently Protected and Municipal Open Space; and the fourth layer called Co-occurring Resources (she explained about this layer which is made up of six different layers and is parcel based). She read aloud a portion from the Map regarding strategically minimizing impacts to natural and cultural resources. Ms. Roberson stated that she had attended the Conservation Commission meeting when this Application was discussed. She noted that they had not asked to be included in this process and that it had been referred to them. Ms. Roberson referred to the letter from the Conservation Commission in which they refer to the “co-occurring resource inventory as stated in the Plan of Conservation and Development,” Ms. Roberson thinks that, perhaps, what they meant was the Community Resource Inventory, which is all of the resource-based (she explained natural and cultural) maps in the POCD.

Ms. Roberson stated that a point of agreement that “not do any damage” could be replaced with better language. She suggested, “Strategically minimize impacts to natural and cultural resources including, but not limited to, those identified in the Community Resource Inventory included in the Plan of Conservation and Development.” She then stated that current Zoning Regulations, Special Permit Criteria, Section 9.D is reviewed by the Commission for every special permit (she read aloud a portions of Section 9.D regarding factors that may be considered). Ms. Roberson stated that the Special Permit Criteria already address what was raised by the Conservation Commission in their letter.

Ms. Roberson commented that an incredible natural resource in our Community is the Route 169 Corridor which is a nationally designated scenic byway a mile away from Little Dipper Farm. She spoke of efforts in the past to promote heritage road based tourism along the Route 169 Corridor. There is a “Route 169 Management Plan” (a Regional effort) which talks about increasing tourism as one of only four goals. It also mentions agri-tourism. She will share the “Route 169 Management Plan.” She said that it does not have the weight of the POCD, but she feels that it is relevant to the conversation of economic development and tourism as a State Regional goal.

COMMENTS FROM THE CONSERVATION COMMISSION:

- Diane Wimmer, Vice Chair, represented the Conservation Commission. She explained that they normally work with the PZC on subdivision reviews and that this is the first time that they had ever been asked to weigh-in on a zoning amendment.

Ms. Wimmer explained that they reviewed the documents including the map of potential properties that would qualify if the Application were approved. She

explained that they had used the POCD and the Co-occurring Resources together with the map of the potential properties to conduct their review. She explained that they found from the maps that most of the parcels had some significance and that is why they made the recommendations.

Ms. Wimmer explained that the Conservation Commission would like it to be taken into consideration that they feel that the natural resources must be protected, so there has to be a vetting process for any permit process if the Application is approved.

COMMENTS FROM THE PUBLIC:

- **Jim Doherty**, Bush Hill Road, spoke in opposition and he stated that he attended the meeting of the Conservation Commission last night and that he had submitted written comments to them for consideration. He provided copies to PZC Members and stated that he would like the PZC to also give consideration to his comments. He read aloud his concerns/comments.

Mr. Doherty also commented about statements made by Attorney Cerrone and Dr. Poland at the previous public hearing(s). He feels that the process should continue as there are still too many unanswered questions. He asked the following questions:

- How Commission Members and other residents would feel if one of these large scale, commercial, luxury camping operations was placed in close proximity to their own homes.
- How does the amendment benefit anyone other than the Applicants?
- What compelling reason would warrant approval of this Application? He said that he has not heard one.

Mr. Doherty asked that the Application be denied.

- **Jacqueline Iglizzi**, Woodward Road, submitted her written comments to the Commission. She spoke of the need to alert the NDDH so that they would perform annual inspections if the Application is approved and before a special permit is applied for.

A.Tanner stated that he would look into this.

M. Sigfridson explained that the Zoning Regulations don't refer to the NDDH inspection requirement.

C. Kelleher suggested that, if the Application is approved, the NDDH would be made aware.

- **Norman Berman**, Bush Hill Road, stated that he remains opposed. He had submitted written comments (Letter dated December 6, 2022, included in packets to Commission Members). Mr. Berman explained his concerns that there are ambiguities, vagueness and lack of specificity in the proposal. He provided copies of a written statement to Commission Members, in which, he addresses his concerns regarding modifications dated November 29, 2022. He referred to Section 6.T.2 regarding standards:
 - Why limit to 25 percent?
 - He voiced concern regarding clustering of glamping sites/units.
 - How will "high-quality and durable" materials be determined?
 - He suggests that language be added regarding the primary access drive be situated some distance from a sharp curve or a hill.
 - He suggests that dark-sky compliant be defined.
 - Regarding #19, he feels that "photographs of similar buildings" is inadequate and that the applicant should be required to provide a drawing of what is intended.
 - He feels that "quite time" should be defined.
 - Regarding #23, he does not know what the second sentence means. He asked how events get incorporated into a glamp-ground.
 - Regarding what needs to accompany a special permit application, he suggests that the following should also be included: certificate of insurance; a comprehensive fire prevention plan which includes plans for infrastructure designed to facilitate fire control as may be prescribed by the Fire Marshal; a trash containment and removal plan; a provision for filing and reporting

complaints for violations of Regulations; a comprehensive neighborhood impact and security plan designed to eliminate noise, nuisance and other things; the plan should prohibit parking on roadways surrounding the glamp-ground; plan must prohibit noise or other nuisance that disturbs the comfort and convenience of the neighbors; the application for a special permit should be accompanied by a printed code of conduct that glampers will receive when they register and agree to in writing (an enforcement mechanism); the application should be accompanied by an approval by Brooklyn Boards and Committees.

- Regarding security/enforcement, Mr. Berman referred to Section 6.T.2 Standards. He feels that there should be annual review.
- **David Loughlin**, Wolf Den Road, read from a prepared statement in response to comments made by Counsel for the Applicant at the November 15th public hearing. He feels that none of the concerns have been substantially addressed and that no tangible benefit to the Town has been credibly described. Mr. Loughlin feels that that this Application is a poorly conceived, potentially destructive proposal that will have a negative impact on the Town forever. Without demonstrable benefit to the Town, with serious negative consequences for the character of the Town and its budget, he asked that the Application not be approved.
- **J. Perreault**, St. Regis Drive, stated that she is in favor of the Application as she feels that it will be good for the Town of Brooklyn and surrounding communities.
- **Maria Gandy Winslow**, resident and business owner in Brooklyn, read a prepared statement in opposition. She explained that she has attended all meetings for the proposed RA Zone change including the Affordable Housing, Agriculture Commission and Conservation Commission meetings and she said that there have been many meetings that have had Little Dipper Farm within the meeting which, she said, taxpayers would not be aware of so many meetings pertaining to L.D.F. (even if a small part). Ms. Winslow said that she has done a lot of research on glamping and resulting impacts and she feels that the glamping industry is a new venture capitalist venue with hopes of making money hand over fist. She spoke about a similar property in Massachusetts (Dream Away Lodge) where a glamping application was denied. She said that this Application should be denied for lack of proper knowledge.
- **Debbie Cornman**, read from a prepared statement and said that there is no agreed-upon definition or standards for glamping in the State of CT which, she said, makes it difficult to evaluate this Application. The modified Application still leave too much to the imagination and is open to interpretation. She researched glamp-grounds in CT and found between 9-21 sites and she gave examples of types of accommodations and prices. She said that she is not sure how a platform equates with luxury. She spoke of different scenarios regarding number of units/people. She feels that, although the Applicants may have good intentions, it is irrelevant. She would prefer to have homes there. She said that if the PZC allows all RA Zone parcels of sufficient size to become commercial zones, you are agreeing to change the very character of Brooklyn. She urged that the Application be denied.

ONLINE PUBLIC COMMENTS:

- **Lori Corriveau**, stated that they had neighborhood meetings with numerous neighbors including Mr. Doherty, Ms. Iglizzi and Mr. Berman who spoke earlier in this meeting. She explained that they suggested a high-end inn with a spa in lieu of the glamping, but that the Applicant's propensity is toward what is proposed.
- **Mary Kalencik**, a small business owner in Brooklyn, spoke in favor of the Application and she asked that the public hearing not be continued any longer.
- **Carrie Juhasz Horton**, resident and business owner in Brooklyn, spoke in favor and stated that she feels that the Applicant intends to fully appreciate the

beautiful land that we have and she feels that other local businesses will benefit from this.

- **Dalia Belliveau**, stated that she is a resident of Brooklyn and is still opposed to the RA Zone change, she is not being represented by an attorney and that she had submitted a letter. She said that she, as well as others, like Brooklyn the way that it is.
 - Ms. Belliveau suggested that some Commission Members may have a conflict of interest. She stated that M. Sigfridson's company should have no contract because that would create a problem. She commented that A. Tanner's farm could potentially become a glamp-ground.
 - Ms. Belliveau stated that she had asked about a referendum and was told that she could not, but she said that she has since found out that people can petition.
 - Ms. Belliveau stated that she believes that motorcyclists will cause noise.
 - Ms. Belliveau believes that one Applicant is being given a lot of power and she feels that public comment should be given weight.
 - Ms. Belliveau stated agreement with a comment that had been made by the Applicant's Attorney about how the RA Zone could be converted entirely to low-density, residential uses. Ms. Belliveau stated that she would welcome new members to share the same values that she came here with—RA. It would be less stress on the entire Community and you could request high-end restrictions on what homes are built.
 - Ms. Belliveau said that she questions the transparency and hopes that the Board has no gain in this proposal to hire or contract work because she sees a conflict of interest.
 - Ms. Belliveau suggested that the Applicant consider the history of the land, 588 acres. She said that a high-end realtor could easily be attracted and she offered that she would gladly help with the process.
 - Ms. Belliveau suggested figuring out a baseline of current traffic.
 - Ms. Belliveau spoke of how she picks up trash.
 - Ms. Belliveau spoke about crime in Brooklyn.
 - Ms. Belliveau stated that the Commission should have requested the extensive academic research done by Dr. Poland. She suggested a B&B rather than glamping to test if the need exists.
 - Ms. Belliveau stated that she is resisting the change of her RA status and she feels that it has been totally disregarded. She wonders if the Town is being manipulated or perhaps discriminated. She asked if that is a threat that this group is trying to say. It concerns her that one application has that much power.
 - Ms. Belliveau suggested that if the Applicant truly wants to change the RA status of this Community, they should get the definition changed at the State level and then come back to the PZC. She does not feel that Brooklyn should be used as a pilot project.

M. Sigfridson asked Ms. Belliveau what she meant when she said that she saw a conflict of interest.

Ms. Belliveau stated that if they are going to use high-end quality to build high-end platforms, where is that wood coming from?

M. Sigfridson asked Ms. Belliveau if she is accusing her of having a conflict of interest in this matter.

Ms. Belliveau stated that she feels that M. Sigfridson should expressly state that she has no interest or any gain in this to the entire Community so that we are all aware.

M. Sigfridson stated that she does not sell wood, if that is what Ms. Belliveau is asking.

Ms. Belliveau stated, "You don't sell wood, but your company does."

M. Sigfridson stated, "No, ma'am."

ADDITIONAL COMMENTS FROM STAFF:

- J. Roberson stated that, in light of the recent revisions to dimensional criteria that were submitted November 29, 2022, she re-did her GIS analysis of qualifying parcels, eligible for glamping. The eastern side of Town is where most of the farmland soils are (Quinebaug River Valley / Historic Flood Plain) She submitted, for the record, a revision to her earlier Map. She was able to calculate the percentage of prime farmland soils on each of the qualifying parcels. There are three parcels that are greater than 25 percent prime farmland soils, so they are eliminated from the list. There are four remaining parcels (two have frontage on Route 169 and two that are reasonably proximate to Route 169 which is why she had mentioned the National Scenic By-Way and the Route 169 Corridor Management Plan).

ADDITIONAL QUESTIONS/COMMENTS FROM THE COMMISSION:

- M. Sigfridson commented that one of the earlier suggestions that the permit be revoked based on repeated violations seems like an interesting concept to her. She thinks it may be helpful for other permits also. She asked if this is within the PZC's jurisdiction.
J. Roberson explained that the Commission had revoked a gravel special permit, for gross violations, in the past.
Ms. Sigfridson stated that providing that a special permit be reevaluated periodically is within the PZC's jurisdiction.
- C. Kelleher commented that it would be difficult to act on this Application tonight. She stated that there were some good suggestions from Mr. Berman. The Commission reviewed Mr. Berman's comments which he had provided. Ms. Kelleher stated agreement with Mr. Berman's suggestion about being more specific regarding the wording "may include, but not limited to" rather than leaving it open ended.
Attorney Cerrone called a Point of Order and she stated that Dr. Poland would be able to provide helpful information.
Ms. Sigfridson commented that she thinks that dark-sky compliant is defined.
A.Tanner stated agreement with Ms. Kelleher that Mr. Berman brought up a lot of good points, some already covered under our Regulations. Mr. Tanner explained that he feels that it is better to not try to put everything into the zone change and to require the special permit. We have the ability to hire consultants. Mr. Tanner clarified that his land would not qualify for a glamp-ground. Mr. Tanner commented that words like luxury can't really be described further. He said that we should clarify what we can, but it's not possible to clarify everything.
Mr. Tanner explained that, as Town Officials, we have to take everything seriously, we cannot pick and choose. We have to give due process to everything that comes before us.
Ms. Sigfridson stated agreement with Mr. Tanner that a lot of things are already covered under the Regulations. She explained that it would not be cohesive with our other Regulations to require that ten other Boards/Commissions/Departments look at an application before it comes before the PZC.
Ms. Sigfridson stated that she agrees with Ms. Kelleher that it would be difficult to act on this Application tonight, although she feels that the Commission is ready to try to bring the public hearing to a close unless an extension is granted.

ADDITIONAL COMMENTS FROM DR. POLAND:

- Regarding a statement that he was designing a model regulation on glamp-grounds to be used throughout the country and the industry.
This is not what he is doing. Dr. Poland explained that it was the Attorney representing the neighbors that implied that.
- Dr. Poland clarified that they are not pushing things off to special permit. Regulations establish uses. Special permits establish specific provisions and

approaches and considerations for specific kinds of uses (the uses that require special permits). It is a normal process within the zoning process.

- Regarding the attack on wording being arbitrary and undefined (luxury, high-end). For the record, he explained that the PZC determines these things and gets the final say in how you interpret your Regulations. He referred to, and read aloud from, Section 2.A.1. - Rules and Terms. He said that things were not left open-ended.
- Dr. Poland referred to testimony that glampers would litter the streets and make a mess out of their neighborhood, but they also talk about the litter that already exists on the road and how they have to pick up the litter. The fact is, there is litter and the glampers aren't here yet. He said that this is a metaphor for the rest of the things that are thrown out there.
- Regarding a question from C. Kelleher about building codes, Dr. Poland explained that all applications/uses are subject to all of the other codes: public health code; building code; fire prevention code.
- Regarding the question about inspections, Dr. Poland explained that under the State Campground Regulations, the State will consider this a campground regardless of how we define it. #1 - The local director of the Public Health District has to annually inspect the campground; #2 – The campground has to re-register on a yearly basis; #3 – Regarding the issue of capacity and enforcement, they have to maintain a registry of all occupants in all units at the campground and under the Campground Regulations, they are subject to reveal. You can work with the State Department of Health to get access to those records if you have an occupancy issue.
- Dr. Poland feels that this is a workable Regulation.

ADDITIONAL QUESTIONS/COMMENTS FROM THE COMMISSION:

- Regarding the special event issue - M. Sigfridson stated that, if this Application were approved, she would not want events being called out as an accessory use to glamp-grounds. The Special Events Regulation specifically excludes events held at a hotel as those events are accessory to hotel uses. She does not feel that it would be appropriate for the PZC to consider events held at a glamp-ground to automatically be accessory to a glamp-ground. She feels it would be more appropriate to require a special event permit if that was contemplated. She suggested incorporating (into proposed Section 6.T.2.23) some of the special event language (from Section 6.J) into any glamping text amendment. Suggested language: “A glamp-ground seeking to host events such as banquets, wedding receptions, parties, performances and similar gatherings, shall require a special permit in accordance with Section 6.J.”

Attorney Cerrone thanked the Commission Members for their patience and referred to the Staff Guidance and she stated that the Commission is not to be told what to do but to decide what to do by following certain standards. She noted the amount of scrutiny that the Applicant has been under, the lengths they have gone to, the time and cost to bring the Application before the PZC. Attorney Cerrone asked, that when the Commission thinks about the overall Zoning scheme, to keep in mind the way they are treating the other commercial activities in the RA Zone. She said that she does not see the level of detail on a utility facility (allowed in the RA Zone by special permit) that you do on glamping. She questions the wisdom of adding any more onerous requirements on this particular Application. She noted the lengths that this Applicant is going to propose a commercial use that can be integrated into a farm. Why not allow a glamping option for the owners of these large parcels in the RA Zone? She said that when someone comes in with a glamping application, they have to provide architectural design data, an environmental impact statement is required (which she feels would answer the questions raised by the Conservation Commission). She referred to Section 9.D.3.4 of the Regulations and explained that the Commission has wide discretion under special permit. An applicant is required to show on a site plan, the locations of all of the primary and accessory uses. She said that this Application fits into the scheme of allowing in the RA

Zone, the compatibility between the agricultural uses, the light residential and some commercial use. Attorney Cerrone thanked the Commission for its consideration and stated that the Applicant asks that the public hearing be closed.

M. Sigfridson explained that any information to be debated or considered during the deliberation process would have to be included as part of the record during the public hearing.

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

Discussion: C. Kelleher stated that she would find it more palatable if there were a maximum number of glamping units. It was stated that this could be considered during deliberations because it had been mentioned before the close of the public hearing.

Second by B. Simmons. There was no further discussion regarding the motion to close the public hearing.

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

c. **New Public Hearings:** None.

d. **Other Unfinished Business:**

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

J. Roberson stated that the Commission has sixty-five days to act on this Application.

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

Second by S. Pember. No discussion.

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

There was discussion following the vote regarding date and location: To be held at the next regular meeting of the Planning and Zoning Commission to be held on December 20, 2022, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Motion was made by C. Kelleher to add the following to the Agenda:

- VII.a.5. **SP 22-008: Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso.**

Second by S. Pember. No discussion.

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

VII. New Business:

a. Applications:

1. **SP 22-006: Special Permit for State Route Business Enterprise (Craftsperson) at 481 Pomfret Road, Applicant: Mindy Delp.**

J. Roberson explained that the current Regulations would not permit the sale of other craftspersons' items at the store. Therefore, if the Regulations were changed, it would not apply to an application received tonight. She explained that an option would be to withdraw this application so that the Commission can have the discussion about additional crafters.

Mindy Delp explained that the main reason for the application was to help the artisan community in the area by allowing them an additional venue to show their work. She said that she is surprised at the restrictive nature of the Regulation.

M. Sigfridson explained that it is a residential zone, not a commercial district. There was discussion. Ms. Roberson stated that there is more than one thing to look at and she explained that there is no relief from the site plan requirement for low-level uses and there is also no signage regulations for State Route Business Enterprise. She explained that when we re-wrote the Regulations in 2019, it was anticipated that these types of things would be found that were wrong. Ms. Roberson recommended that the application be withdrawn to address revisions to the Zoning Regulations prior to submitting an application.

Ms. Sigfridson asked that the application fee be refunded. Ms. Roberson stated that in light of this scenario, that would be practical.

Ms. Delp provided photos for viewing by the Commission. Ms. Sigfridson stated that this is what we were hoping for when crafting the Regulation.

Ms. Delp stated that she will withdraw the application and re-submit.

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

Motion was made by A. Fitzgerald to schedule the public hearing for ZRC 22-008: Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development for the regular meeting of the Planning and Zoning Commission to be held on January 4, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by S. Deshaies. No discussion.

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

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

J. Roberson explained that the Application is being reviewed by the IWWC and there is a lot of plan review going on right now. She asked that the Commission consider:

- Site walk. There was a consensus of the Commission not to have a site walk.
- Public Hearing
- Open Space Dedication (fee-in-lieu or land dedication). There was a consensus of the Commission to refer to the Conservation Commission.

Ms. Roberson stated that comments had been received from a neighbor. She said that there are drainage issues and water table issues which are being reviewed by the IWWC and Regional Engineer, Syl Pauley to be sure the water is flowing the appropriate way. She explained that there is a lot of run-off in front of the grassy field. There is some water leaving the property in an uncontrolled fashion.

Ms. Sigfridson stated don't schedule a site walk or public hearing and it will come back on the agenda after it goes to the IWWC.

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

M. Sigfridson recused herself and took a seat in the audience. She stated that members of her family have business dealings with the Applicant.

Ms. Roberson asked if the Commission would like to consider hiring third party consultants as an option for traffic and potentially drainage. The Applicant has voluntarily submitted a traffic study, drainage study and report from a wildlife biologist (digital version in packet has the full studies), but the Commission can also require a traffic study to compare the two (expert cross-checking process). Ms. Roberson explained that this decision would need to be made in the early stages. No decision was made regarding third-party consultants.

Motion was made by A. Fitzgerald to schedule the public hearing for SP 22-007: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher for the regular meeting of the Planning and Zoning Commission to be held on January 17, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by B. Simmons.

There was discussion about Bed & Breakfast/overnight stays.

Motion carried by voice vote (6-0-0). M. Sigfridson had recused herself and took a seat in the audience.

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

M. Sigfridson returned and resume the position of Chair.

There was discussion and S. Pember recommended that third-party consultants be hired to do both a traffic study and a drainage study, independently. C. Kelleher agreed. Discussion continued. C. Kelleher stated that there was an issue with the previous traffic study that had been done because of the time of year. There was discussion about drainage and A. Fitzgerald stated that he didn't think that the drainage was an issue at all. Ms. Roberson stated that previous studies are included in the revised plans.

Ms. Sigfridson stated that we would at least want somebody to look at the traffic and possibly a hydrogeologist. She suggested using the same consultant as last time. Scope of work could change.

Motion was made by A. Fitzgerald to schedule the public hearing for SP 22-008: Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso for the regular meeting of the Planning and Zoning Commission to be held on February 1, 2023, at 6:30 p.m., at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by S. Pember. No discussion.

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

b. Other New Business:

1. Review of 2023 Regular Meeting dates.

There was discussion and it was decided that there would not be a meeting on April 5, 2023 (Passover).

VIII. Reports of Officers and Committees:

- a. Staff Reports – Margaret Washburn's Report dated 12/1/2022 was included in packets to Commission Members. No discussion.
- b. Budget Update (included in packets to Commission Members). No discussion.

c. Correspondence – None.

d. Chairman’s Report – None.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 10:41 p.m.

A. Application documents pertaining to ZRC 22-007

1. Request for Change in Zoning Regulations Form to amend Sec. 2.B, 3.C.2.4.new7, and new 6.T (3X), received 9-1-22, 3 pages
2. Proposed revised Zoning Regulations Sec. 2.B, 3.C.2.4.new7, and New 6.T, received 9-1-22, 4 pages
3. Owner acknowledgement, received 9-1-22, 1 page
4. Proposed revised Zoning Regulations narrative including cover letter by Don Poland, AICP of Goman & York, received 9-1-2022, 10 pages
5. Proposed modifications to submitted application including cover letter by Don Poland, AICP of Goman & York, received 11-10-2022, 5 pages
6. Proposed modifications to submitted application including memo by Don Poland, AICP of Goman & York, received 11-30-2022, 10 pages

B. Applicant/Agent testimony

1. Letter to Chair Sigfridson from Atty. Kate Cerrone of Northeast Law Center, received 10-28-2022, 2 pages
2. Testimony re: Turnpike Buyer Advertisement prepared by Don Poland, AICP of Goman & York, received 11-15-2022, 5 pages
3. Curriculum Vitae of Donald J. Poland, PhD, AICP, received 11-15-2022, 19 pages
4. Natural Diversity Data Base Areas Brooklyn CT, June 2022, Received 12-7-2022, 1 page

C. Staff testimony

1. List of applicable parcels prepared by Town Planner Jana Roberson, AICP, dated 11-1-2022, 1 page, superseded
2. Color map and table of applicable parcels *revised* prepared by Town Planner Jana Roberson, AICP, dated 11-10-2022, revised 12-6-2022, 1 page
3. Staff Guidance to PZC dated 11-2-2022, 11-15-2022, 12-7-2022, 12-20-2022

D. Public testimony

1. Letter to PZC from Gilly Gordon Hay, received 9-28-2022, 1 page
2. Email to Jana Roberson from Dante Hernandez, received 10-25-2022, 1 page
3. Letter to Jana Roberson from Migdalia Belliveau, received 10-27-2022, 4 pages
4. Open letter from Mary Kalencik (TLC Yard Care), received 10-28-2022, 1 page
5. Email to Jana Roberson from William Gaspar, received 10-31-2022, 1 page
6. Email to PZC from Daniel Blanchette, P.E., received 11-1-2022, 1 page
7. Email to Jana Roberson from Maria Gandy-Winslow, GRI, with attachments, received 11-2-2022, 22 pages
8. Letter to PZC from Elizabeth Cracco, Ph.D., received 11-2-2022, 1 page
9. Letter to PZC from Jennifer Nemeth, received 11-2-2022, 2 pages
10. Letter to PZC from Karen Johnson, AICP, received 11-2-2022, 3 pages
11. Handwritten note to PZC from Nathaniel Aarons, received 11-2-2022, 2 pages
12. Written testimony to PZC from Debbie Cornman, received 11-2-2022, 2 pages

12-20-2022 Record Documents and Written Testimony pertaining to ZRC 22-007

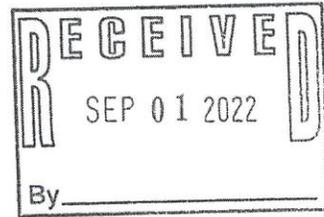
13. Written testimony to PZC from Norman Berman with attachment, received 11-2-2022, 3 pages
14. Written testimony to PZC from Jim and Kathy Doherty, received 11-2-2022, 3 pages
15. Public Hearing meeting chat, received 11-2-2022, 1 page
16. Three statements to PZC from Jackie Igliozi, received 11-10-2022, 5 pages
17. Letter to PZC from Mark Olivo with attachments, received 11-10-2022, 13 pages
18. Letter to PZC and copy of verbal testimony from Mark Kalencik (TLC Yard Care), received 11-11-2022, 3 pages,
19. Letter to PZC from Dalia Belliveau, received 11-14-2022, 2 pages
20. Email to Jana Roberson from William Green, received 11-14-2022, 1 page
21. Letter to PZC from Deborah Cornman, received 11-15-2022, 1 page
22. Email to PZC from Joseph Igliozi, received 11-15-2022, 1 page
23. Letter to PZC from David Loughlin, received 11-15-2022, 4 pages
24. Email to Jana Roberson from Henry Moses, received 11-15-2022, 1 page
25. Letter to PZC from Conservation Commission, received 12-6-2022, 1 page
26. Letter to PZC from Norman Berman, received 12-6-2022, 4 pages
27. Email to Jana Roberson from Joe Voccio, received 12-7-2022, 1 page
28. Letter to Jana Roberson/PZC from Dalia Belliveau, received 12-7-2022, 3 pages
29. Letter to PZC from David Loughlin, received 12-7-2022, 2 pages
30. Comments on text amendment from Norman Berman, received 12-7-2022, 3 pages
31. Letter to PZC from Jacqueline Igliozi, received 12-7-2022, 1 page
32. Testimony to Conservation Commission from Jim Doherty, received 12-7-2022, 3 pages
33. Letter to Jana Roberson/PZC from Maria Gandy-Winslow, received 12-7-2022, 10 pages

E. Minutes of Public Hearings

1. PZC Meeting Minutes 11-2-2022
2. PZC Meeting Minutes 11-15-2022
3. PZC Meeting Minutes 12-7-2022

F. Applicable Regulatory and Planning Documents

1. Brooklyn Zoning Regulations effective 10-6-2022
2. Brooklyn Zoning Map effective 3-30-2021
3. Brooklyn Plan of Conservation and Development 2011



**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date August 31, 2022 Check # 12313 Application #ZRC 22-007
Application Fee: \$250 _____ State Fee: \$60 _____ Publication Fee: \$600 150
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018
Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

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

Section 2. Words and Terms

PARAGRAPH TO CHANGE Subsection 2.B Definitions OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that the Definitions be amended to include terms associated with the use of Glamping.
The Definitions seek to explain and limit the definition of Glamping as may be allowed under the
Regulations.

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

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST TO CHANGE:
Modifications – 11/29/22

I. Proposed Text Amendment - Glamping

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

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

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

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

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

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

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



**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date August 31, 2022 Check # 12213 Application #ZRC 22-007

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018

Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

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

Section 3.C. RA Residential-Agricultural Zone,
Subsection 3.C.2.4
PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

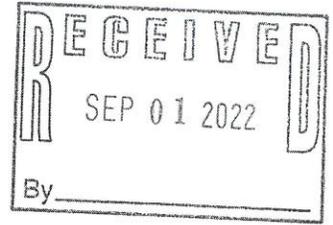
REASON FOR REQUEST:

It is proposed that Glamp-grounds and Glamping be included in the Table of Uses to be allowed by Special Permit (PZC)

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

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

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



**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date August 31, 2022 Check # 12313 Application #ZRC 22-007
Application Fee: \$250 State Fee: \$60 Publication Fee: \$600 150
Public Hearing Date _____ Commission Action _____ Effective Date _____
Name of Applicant The Little Dipper Farm LLC Phone 202-669-3018
Mailing Address 499 Wolf Den Road Brooklyn CT 06234

REQUEST TO AMEND ARTICLE(S) 2; 3; 6 SECTION(S) 2.B; 3.C.2.4 New 7; New 6.T

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

PARAGRAPH TO CHANGE Section 6. Use-Related Provisions OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

Please see attached

REASON FOR REQUEST:

It is proposed that a Regulation be added defining standards for Glamp-grounds and Glamping as uses in the RA Zone.

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

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

6.T. Glamping
6.T.1 Purposes
<p>The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.</p>
6.T.2 Standards
<ol style="list-style-type: none"> 1. The minimum lot size for a Glamp-ground is 125 acres <u>and not more than 25% of the total parcel area shall be designated as Prime Farmland as determined by the CT DEEP Soil Survey Geographic Database Farmland Soils Connecticut and the USDA, Natural Resource Conservation Service.</u> 2. The Glamp-ground parcel shall have 400 feet of street frontage. 3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility. 4. No Glamping Site/Unit or Glamp-grounding related building shall be within 200 feet of <u>any</u> property line <u>or 250 feet of a property line of a parcel containing a residential dwelling.</u> 5. The <u>maximum</u> density of <u>Glamp-grounds Glamping Sites</u> shall be one <u>Glamping Site</u> per suitable acre. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse. <u>The density of one Glamping Site per acre shall not prevent Glamping Site or Glamping Units from being clustered together.</u> 6. Glamping Sites shall be designed at a minimum of 1,250 square feet and <u>a maximum of 2,500 square feet.</u> Glamping Sites designed to accommodate two or three Glamping Units shall provide<u>have</u> an additional 250 square feet for each additional unit. No more than 50<u>25</u>% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons. 7. Glamping Units shall not exceed 18-15 feet in height, <u>not</u> including the raised permanent platform. <u>No Glamping Unit shall have an occupancy greater than 8 persons or exceed 600 square feet in size.</u> 8. All Glamping Units, at a minimum, shall be designed for three-season use and shall made of high-quality durable materials. 9. All Glamping Units shall be installed on raised permanent platforms no less than 6 inches off the ground. Any Glamping Unit that is manufactured on wheels shall be installed on the raised platforms with the wheels removed. 10. Glamp-grounds <u>providing food service</u> shall provide menu-style restaurant food service, including a commercial kitchen. 11. The primary access driveway to the Glamp-ground shall be 22 feet wide for the first 100 feet to provide adequate turning for emergency vehicle access. Internal drives shall be a minimum 12 feet wide. 12. Occupancy for Glamping Units shall be transient, and no Glamping <u>Site or</u> Unit shall be rented to the same guest for more than 14-consecutive nights or a total of 60-nights in a 12-month period.

13. A Glamp-ground may provide on-site staff accommodations for up to 50% of the total staff. The number, size, design, and location of staff accommodations shall be included as part of the application for Site Plan (Section 9.C) and Special Permit (Section 9.D). For the purpose of these regulations, staff accommodations shall be included in the definition of dwellings. Up to five structures may be provided for Glamp-ground staff accommodations on-site.
14. Sufficient solid waste facilities shall be provided. All such solid waste facilities shall be screened and secured from wildlife access.
15. Maximum occupancy for the Glamp-ground shall be a total ~~250~~225 persons including both lodging and event guests.
16. The parking requirements for a Glamp-ground shall total of ~~1.75~~1.50 parking spaces per Glamping Unit. Parking shall be provided in designated areas within 500 feet of Glamping Sites. A minimum of five (5) parking spaces shall be provided at lobby/check-in facility.
17. All lighting shall be dark sky compliant.
18. As part of food and beverage service, the service of alcohol is permitted in accordance with permitting and service requirements of the Connecticut Department of Consumer Protection, Liquor Control Division.
19. As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar building) of proposed building, including the identification of texture, color, and type of building materials to be used.
20. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D) shall locate each Glamping Site, noting the size of the Site in square feet, the number and size (square feet) of Glamping Units on each Site, and maximum total occupancy for each sSite and Unit. In addition, the height of each Glamping Unit shall be provided on the plans.
21. Glamp-grounds shall maintain quiet time between 10:00pm and 8:00am.
- ~~20.~~22. No Glamp-ground shall be located less than 5,280 feet from another Glamp-ground, as measured from the nearest property lines.
23. A Glamp-ground seeking to host events for more than fifty (50) persons who are not lodgers at the Glamp-ground, shall require a Special Permit in accordance with Section 6.J. (Special Events) of these Zoning Regulations. If events are part of the business plan for the Glamp-ground, the Special Events application shall be submitted at the time of the application for Site Plan (Section 9.C) and Special Permit (Section 9.D) for the Glamp-ground, other said application may be submitted at the time when events may be incorporated into the Glamp-ground.
24. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D), as submitted by the applicant, shall employ a context sensitive design approach for the Glamp-grounds. Such an approach shall give due consideration to the character of the area, the physical character of the proposed site, proximity of neighboring properties and uses, and demonstrate to the Commission that the design of the proposed Glamp-ground and the associated uses, structures, facilities, and infrastructures are designed in accordance with the applicable provisions Chapter 7 (Basic Standards) of these Zoning Regulations and to mitigate off-site impacts.
25. The application for Site Plan (Section 9.C) shall include all buildings, structures, infrastructures, use areas, and activities that are essential and integral to the Glamp-ground and Glamping operation.
- ~~21.~~26. The design of the Glamp-ground facilities shall comply with ADA requirements.
- ~~22.~~27. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).

~~23-28~~. Wastewater systems shall comply with the Connecticut Public Health Code.

~~24-29~~. Potable Water Systems shall comply with the Connecticut Public Health Code

~~25-30~~. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.

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



September 1, 2022

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

Re: Request for Change in Zoning Regulations
The Little Dipper Farm LLC

To the Town of Brooklyn Planning and Zoning Commission:

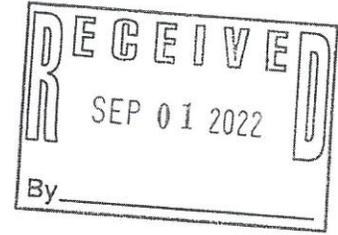
I am the Managing Member of The Little Dipper Farm LLC. The Little Dipper Farm LLC is the owner of parcels in the Town of Brooklyn and supports the application.

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

Very truly yours,

Venus Corriveau

Venus Corriveau, Authorized
Managing Member
The Little Dipper Farm LLC



Little Dipper Farm

Proposed Zoning Text Amendment:
Glamp-grounds and Glamping in the RA (Residential- Agricultural) Zone

September 1, 2022

Prepared for:
Little Dipper Farm, LLC

GOMAN+YORK

Prepared by:
Donald J. Poland, PhD, AICP
SVP & Managing Director, Urban Planning & Strategy
Goman + York Property Advisors, LLC
1137 Main Street
East Hartford, CT 06108
dpoland@gomanyork.com
www.gomanyork.com

**Proposed Zoning Text Amendment:
Glamp-ground and Glamping in the RA (Residential-Agricultural) Zone**

Table of Contents

Section	Title	Page
	Cover Letter	2
I.	Proposed Text Amendment – Glamp-grounds and Glamping	4
II.	The Proposed Text Amendment Application Considerations	6
	Statement of Qualification – Expert Witness	9

September 1, 2022

Michelle Sigfridson, Chair
Town of Brooklyn
Planning & Zoning Commission
4 Wolf Den Road
P.O. Box 356
Brooklyn, CT 06234

RE: Little Dipper Farm – Text Amendment

Dear Chairman Sigfridson:

I submit this report as expert testimony for the proposed zoning text amendment application to allow Glampgrounds and Glamping in the RA Zone. The application is aimed at enhancing and diversifying the allowable uses associated with Little Dipper Farm. Tourism, hospitality, and outdoor recreation have been growth industries for decades. While tourism and hospitality suffered during the peak of the pandemic, they are rebounding and anticipated grow at similar rates as pre-pandemic. Outdoor recreation experienced accelerated growth because of the pandemic—we, as a society, are seeking out and engaging in more outdoor activities than ever before. Furthermore, tourism, hospitality, and outdoor recreation are being transformed by social-cultural changes in consumer behaviors. Most notably, the rise of the experiential economy. Today's consumers don't simply seek out products and services, they seek out and want experiences that engage their passions and enthusiasm. It is the experiential economy that has given rise to agritourism and the Little Dipper Farm, as a place "where sustainable farming meets outdoor adventure."

Traditional agricultural, as you are aware, suffered for decades with the shift from the small family farm to the large commercial farm. For most Connecticut farms and communities, this shift was devastating. Today, changes in social-cultural behaviors and perspectives—our growing passions for sustainability, traditional practices, outdoor activities, fresh and local foods, and our want of interactive experiences has unfolded new opportunities in agriculture, tourism, hospitality, and outdoor recreation. The rise of agritourism is the direct result of these changes in our wants, passions, and enthusiasms. Most important, agritourism has carved out a new and economically viable space for small-scale, family owned and operated, sustainable local farms—a great opportunity for rural community to maintain their agricultural heritage while creating economic development.

The Little Dipper Farm offers an interactive experience the combines sustainable agriculture with outdoor activity, hospitality, wellness, education, and an escape from everyday life. While agritourism has prospered in Connecticut, most agritourism is focused on the day-tripper—the two or three hours visit to the farm to engage in various activities. The Little Dipper Farm, while embracing the day-tripper, has designed a model of agritourism focused on immersion. Glamping, is an integral component of this agritourism model, allowing guests to immerse themselves in the daily life of farm, to enjoy the passive recreation of walking trails, stargazing, and other activities to fulfill their passions and enthusiasm. Glamping makes this immersion possible, allowing guests to experiencing the joys and wonders of camping in the outdoors and under the stars, while

lodging in the luxurious comforts of custom-built safari tents and similar structures that provide modern comforts.

The Glamp-ground and Glamping use is integral to providing the immersive experience, ensuring vibrancy (or critical mass), and the economic vitality that will assist in sustaining the Little Dipper Farm. However, allowing the Glamp-ground and Glamping use will not only benefit the Little Dipper Farm, the Glamp-ground and Glamping use will benefit the community and the Town of Brooklyn. At nearly 600 acres, the economic prosperity of the Little Dipper Farm will ensure the land remains primarily in agricultural use continuing the tradition of local agriculture. In addition, the Little Dipper Farm, including the Glamp-ground and Glamping use, will provide economic development activity that is consistent with rural-agricultural character of Brooklyn.

This report presents the proposed text amendment and provides an analysis of the text amendment application considerations—the Comprehensive Plan of Zoning and the Plan of Conservation and Development that the Commission must consider when reviewing a text amendment application. I look forward to discussing this report further with you and the Commission, as I will be available at the public hearing(s) to present this report and to answer any questions you or the Commission may have. I thank you for your time and consideration.

Respectfully submitted,



Donald J. Poland, PhD, AICP
SVP/Managing Director, Planning & Strategy

I. Proposed Text Amendment - Glamping

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

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

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

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

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

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

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

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

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

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

6.T. Glamping**6.T.1 Purposes**

The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.

6.T.2 Standards

1. The minimum lot size for a Glamp-ground is 125 acres.
2. The Glamp-ground parcel shall have 400 feet of street frontage
3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility.
4. No Glamping Site/Unit or Glamping related building shall be within 200 feet of a property line.
5. The density of Glamping Sites shall be one site per suitable acre. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse.
6. Glamping Sites shall be designed at a minimum of 1,250 square feet and Glamping Sites designed to accommodate two or three Glamping Units shall have an additional 250 square feet for each additional unit. No more than 50% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons.
7. Glamping Units shall not exceed 18 feet in height, including the raised permanent platform.
8. All Glamping Units, at a minimum, shall be designed for three-season use and shall made of high-quality durable materials.
9. All Glamping Units shall be installed on raised permanent platforms no less than 6 inches off the ground. Any Glamping Unit that is manufactured on wheels shall be installed on the raised platforms with the wheels removed.
10. Glamp-grounds shall provide menu-style restaurant food service, including a commercial kitchen.
11. The primary access driveway to the Glamp-ground shall be 22 feet wide for the first 100 feet to provide adequate turning for emergency vehicle access. Internal drives shall be a minimum 12 feet wide.
12. Occupancy for Glamping Units shall be transient, and no Glamping Unit shall be rented to the same guest for more than 14-consecutive nights or a total of 60-nights in a 12-month period.
13. Up to five structures may be provided for Glamp-ground staff accommodations on-site.
14. Sufficient solid waste facilities shall be provided. All such solid waste facilities shall be screened and secured from wildlife access.
15. Maximum occupancy for the Glamp-ground shall be a total 250 persons including both lodging and event guests.
16. The parking requirements for a Glamp-ground shall total of 1.75 parking spaces per Glamping Unit. Parking shall be provided in designated areas within 500 feet of Glamping Sites. A minimum of five (5) parking spaces shall be provided at lobby/check-in facility.
17. All lighting shall be dark sky compliant.
18. As part of food and beverage service, the service of alcohol is permitted in accordance with permitting and service requirements of the Connecticut Department of Consumer Protection, Liquor Control Division.

19. As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar building) of proposed building, including the identification of texture, color, and type of building materials to be used.
20. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D) shall locate each Glamping Site, noting the size of the Site in square feet, the number of Glamping Units on each Site, and total occupancy for each site. In addition, the height of each Glamping Unit shall be provided on the plans.
21. The design of the Glamp-ground facilities shall comply with ADA requirements.
22. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).
23. Wastewater systems shall comply with the Connecticut Public Health Code.
24. Potable Water Systems shall comply with the Connecticut Public Health Code
25. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.

II. The Zoning Text Amendment Application Considerations

The Town of Brooklyn Zoning Regulations, in Section 9.E. Text Amendment Application, subsection 9.E.4. Decision Considerations, states in item 3, In making its decision the Commission shall:

- a. consider whether the text amendment will be in accordance with a comprehensive plan (the overall scheme of the zoning map and these Regulations), and
- b. take into consideration the Plan of Conservation and Development, prepared pursuant to CGS Section 8-23.

The following is a discussion, analysis, and findings related to the proposed text amendment to allow Glamp-grounds and Glamping in the RA Zone with due consideration for the comprehensive plan of zoning and the plan of conservation and development.

Comprehensive Plan of Zoning

In Connecticut, the zoning regulations and zoning map, as a collective document, are recognized as the Comprehensive Plan of Zoning. The Comprehensive Plan of Zoning sets forth the community's future development plan and provides property owners with a *reasonable expectation* for the present and future use of land within the specified zoning districts. This is important to understand when considering an application for zone change (or text amendment) because such changes to a zoning district should be *reasonable in nature* and should not *drastically change the character of the district or area*, nor should the changes be contrary to the *reasonable expectations of property owners*. That said, it is also recognized that communities evolve and change over time, and the Planning and Zoning Commissions must have the ability to accommodate change through amendments to the Comprehensive Plan of Zoning.

Our analysis finds that the proposed zoning text amendment to allow Glamp-grounds and Glamping in RA – Residential-Agricultural is consistent with Brooklyn's Comprehensive Plan of Zoning. The primary reason for this finding is that "the RA Residential-Agricultural Zone is intended primarily for agricultural uses and for low

density residential use” (Zoning Regulations, Sec. 3.C.1. Purpose, p. 44). The RA Zone allows a variety of agricultural, residential, institutional, and other uses—many of which uses are inherently (or could be) of greater density and intensity than the proposed Glamping use. For example, multi-family developments allow approximately 4 dwelling units per acre where there is no public water or sewer, a density and intensity of use that is far greater than the proposed Glamp-ground use at one unit per two acres. In addition, the Glamping use is like residential uses, as the Glamping Sites/Units provide shelter, accommodations, and domestic activities—as do residential dwellings. Furthermore, in the context of the Little Dipper Farm and agritourism, the symbiotic relationship between the Glamping and the immersive experience of the farm, makes the Glamping use consistent with the agricultural aim of the RA Zone. Therefore, it is my professional opinion, the proposed application for a text amendment to allow Glamp-grounds and Glamping in the RA zone meets the intent and purpose of the RA Zone and requirements for approving a zone change (text amendment) application. Based on the review and findings, *I find that the proposed zoning text amendment application is consistent with the Comprehensive Plan of Zoning.*

Plan of Conservation and Development

When considering a zoning text amendment application, in addition to reviewing the application for consistency with the Comprehensive Plan of Zoning, the Commission must also consider the Plan of Conservation and Development (POCD). The POCD is a policy document that is advisory, and the Planning and Zoning Commission is not *bound to the policies and recommendations of the Plan*. However, the Commission should *review and consider* the recommendations and policies contained within the POCD that relate to the zone change (text amendment) and how the proposed change relates (or not) to the POCD.

The POCD, first and foremost, is a land use plan. That means the primary objective of the POCD is to plan for the spatial organization, density, and intensity of existing and future land use. In doing this, the POCD considers the demographic, social, economic, and environmental characteristics of the community to inform the land use policies. Planning for the future land use allows the community to further plan for the secondary objective of the POCD, planning for the public infrastructure and community facilities needed to support future land uses.

This understanding of the POCD, as a land use plan and public infrastructure plan, reveals the big picture nature of the POCD and exposes the limits of the POCD to conceptualize the specifics and nuances of any given development or zone change application. Unfortunately, the big picture nature of the POCD also makes it easy to cherry-pick specific POCD policies and recommendations that are either consistent or inconsistent with a specific application. Therefore, when reviewing a specific land use application against the POCD, I typically seek to frame the review with two general questions. First, did the POCD planning process and/or does the POCD as adopted conceptualize this kind of development in this general area of the community? Second, does the application and development generally forward the goals and objectives of the Plan?

Based on my review of the Town of Brooklyn 2011 Plan of Conservation and Development, the RA Zone, and the location where the applicant intends to utilize the proposed amendment for a Glamp-ground and Glamping use, it is evident the POCD did not conceptualize such as use in any locations. That said, it is my professional opinion that the proposed text amendment is consistent with the general objectives and policies of the Plan of Conservation and Development. While the POCD did not conceptualize this specific use or the location, the review of the POCD did not reveal any direct conflicts with the thematic areas of consideration or the policy recommendations of the POCD. In fact, the review revealed the proposed text amendment is consistent with the

general sentiment of the POCD and specific objectives and recommendations. For example, the following are statements from POCD that related to the efforts of the Little Dipper Farm and the text amendment to allow the Glamp-grounds and Glamping use:

- A vibrant, viable agricultural industry is needed to maintain Brooklyn’s farming heritage... (p. 8)
- Promote economic and environmental sustainability of agriculture... (p. 18)
- Identify future innovative opportunities for farming additional lands... (p. 19)
- Brooklyn Residents rate Tourism/Heritage businesses as important (27.6%) and very important (30.0%) (p. 8-14 Resident Survey).
- Generate maximum growth of the Grand List (p. 22).

Therefore, I find that the proposed text amendment forwards the sentiment and objectives of the Brooklyn Plan of Conservation and Development.

Statement of Qualifications – Expert Witness

Donald J. Poland, PhD, AICP: I am an urban geographer and professional planner with over twenty-seven years' experience in land use planning, community and economic development, and market and development feasibility. I have worked in public, private, non-profit, and academic sectors as a municipal planning director, zoning enforcement official, planning consultant, executive director/CEO, and as a university lecturer and visiting professor in human geography, urban planning, urban studies, and tourism.

I earned my PhD in the Department of Geography, *Cities and Urbanization* program at UCL, London, England. My doctoral dissertation explored the remaking of urban space through the utilization of urban-ecological theory and metaphors to better understand how places change. I also earned a Master of Science in Geography, concentrating in planning, from Central Connecticut State University (CCSU) and a Bachelor of Arts degree, majoring in both Psychology and Geography, from CCSU.

As a planning professional, I am a member of the American Institute of Certified Planners (AICP) and was a Certified Zoning Enforcement Official (CZEO). I have been accepted as an *expert witness* in the areas of *land use planning, neighborhood redevelopment, and community development* in the United States District Court, Eastern District of Louisiana. I have also been accepted as an expert witness in the Circuit Court of St. Louis County, State of Missouri. Over the course of my career, I have held the positions of Zoning Enforcement Official for the Town of East Hartford (1996-1998), Director of Planning and Development for the Town of East Windsor (2000-2004), and Executive Director/CEO for the Neighborhoods of Hartford, Inc. (2004-2008).

Since 2008, I have operated a boutique planning consulting practice and have worked on assignments in 19 states and approximately 150 local and regional jurisdictions. This work includes post-Katrina planning, zoning, and redevelopment strategies in St. Bernard Parish, Louisiana; an HUD NSP-2 application and reinvestment strategy for Venango County, Pennsylvania; zoning regulation modernization and updates as part of the 2016 Comprehensive Plan for Canton, Ohio, Canton, Ohio; a downtown economic investment strategy for Oswego, New York, and countless municipal planning and zoning assignments in Connecticut. In addition, I have also represented dozens of real estate developers before public agencies for commercial, residential, industrial, and mixed-use development projects—including market research, financial feasibility, project viability, and municipal fiscal impact analysis.

I am a Past-President of the Connecticut Chapter of the American Planning Association (CCAPA) and Past Chairman of the CCAPA Government Relations Committee. I have also served on APA's Chapter Presidents Council, the Executive Committee for the CT Association of Zoning Enforcement Officials, the Board of Trustees for the CT Trust for Historic Preservation, the Board of Trustees for the Bushnell Park Foundation, and was a public member of the State Board of Examiners for Professional Engineers and Land Surveyors. In addition, I have assisted the CT General Assembly's Planning and Development Committee with bill screening and drafting legislation. I also participated in the creation of the American Planning Association's development of a *smart growth policy guide* and was a member of the National Delegates Assembly (for the *Smart Growth Policy Guide*).

As an academic, I have taught over a dozen courses in human geography, urban planning, and tourism at Saint Joseph University, Manchester Community College, Central Connecticut State University, the University of Connecticut, Sacred Heart University, and Trinity College. I held the position of *Visiting Lecturer in Public Policy, Graduate Studies Program* at Trinity College, Hartford, CT and *Associate Professor, Tourism and Hospitality*, at CCSU. I hold the position of *Visiting Associate Professor in Urban Studies, Graduate Studies Program* at Trinity College, Hartford, CT. I was awarded the CT Homebuilders 2003 Outstanding Land Use Official Award and am a 2004 alumnus of the Hartford Business Journal's Forty Under Forty leaders.

Little Dipper Farm:
Proposed Modifications to the Zoning Text Amendment to allow Glamp-grounds
and Glamping in the RA (Residential-Agricultural) Zone
November 10, 2022

I issue and submit this memo to the Town of Brooklyn Planning and Zoning Commission for their consideration the proposed modifications (see attached Text Amendment Modifications 11/10/22) to the above-mentioned Zoning Text Amendment application. At last week's public hearing, we listened to the concerns of residents and thought carefully about the questions asked by the Planning and Zoning Commission, and we recognized that the public discourse better informed us as to reasonable concerns that can be addressed by modification to the proposed text amendment. Therefore, in our continued effort to work with the community, we have revised the proposed text amendment that we believe further address community concerns, improve the proposed text amendment, and better protect public health, safety, and welfare. In addition, the modifications further seek to preserve and protect the rural-agricultural character of the community, while providing an opportunity to "promote economic and environmental sustainability of agriculture," as recommend in the Plan of Conservation and Development.

The proposed modifications include:

- Cleaning up and tighten some language.
- Reducing the allowable percent of Glamping Sites with more than one Glamping Unit. This reduction decreases the percent of such sites from 50% to 30% of the total sites. This change directly reduces the density and intensity of the use and occupancy of a Glamp-ground.
- Reducing the allowable height of Glamping Units from 18 feet to 15 feet.
- Clarifying that if Glamp-grounds provide food service, it shall be a menu style restaurant. The prior provision could be interpreted as requiring food service.
- Reducing the structures for staff accommodations, from five to three. This is in direct response to a question asked by the Commission Chairperson.
- Reducing maximum occupancy for the Glamp-ground from 250 to 225 persons. This change, as with other modifications discussed above, directly reduces the density and intensity of the use and occupancy of a Glamp-ground.
- Reduced the required parking from 1.75 spaces per Glamping Unit to 1.50 spaces. This change was made to address concerns of excessive parking and parking areas and considering the reduction in the percent of multi-unit Glamping Sites—said reduction will likely result in fewer vehicles and less the demand/need for parking spaces.
- A new provision, 6.T.2 Standards, subsection 21 was added to ensure context sensitive design of applications for Glamp-grounds and Glamping. This provision clarifies that the site design and development standards apply to Glamp-ground applications. This was added to address concerns/comment that performance standards were needed and that lighting design needed to be more than dark sky compliant.

Little Dipper Farm:
Proposed Modifications to the Zoning Text Amendment to allow Glamp-grounds
and Glamping in the RA (Residential-Agricultural) Zone
November 29, 2022

I issue and submit this memo to the Town of Brooklyn Planning and Zoning Commission for consideration of (additional) proposed modifications (see attached Text Amendment Modifications 11/29/22) to the above-mentioned Zoning Text Amendment application. At the last public hearing, we listened to the deliberations and concerns of the Planning and Zoning Commission, and based on those deliberations, have incorporated further modifications into the proposed text amendment. These further modifications continue to demonstrate our ongoing efforts to address community concerns, improve the proposed text amendment, and better protect public health, safety, and welfare. In addition, the further modifications continue to seek to preserve and protect the rural-agricultural character of the community, while providing an opportunity to “promote economic and environmental sustainability of agriculture,” as recommended in the Plan of Conservation and Development.

The following are the specific items discussed by discussed by the Commission during deliberations and our proposed modifications to address those concerns:

- Commission members were not sure that 200’ is a sufficient setback from property lines. **[Proposed Modification – Standard #4:** Increase the distance from property lines to 250 feet where the adjoining parcel has a residential dwelling.]
- Commission members noted that preserving farmland is important. **[Proposed Modification – Standard #1:** A provision was added that requires no more than 25% of the total parcel area to be designated as Prime Farmland. This is to ensure that large tracts of Prime Farmland are not converted to Glamp-grounds. Please note, based on the amount of Prime Farmland in Brooklyn, it will be near impossible to find 125 acres (or more) parcels that do not include any Prime Farmland soils. Therefore, it would be unrealistic to assume that such soils can be avoided.]
- Commission members asked about the overall maximum number of sites on a Glamp-ground. **[Response:** The maximum number of Glamping Sites is controlled by the total acres of the parcel—one Glamping Site per acre. However, the one Site per acre is not the only provision that controls the number of Glamping Site, Glamping Units, and total occupancy of the Glamp-ground. The proposed text amendment also regulates the maximum number of Glamping Units per Glamping Site, the maximum number of occupants per Glamping Site and Glamping Unit, and the maximum occupancy of 225 persons for the Glamp-ground.]
- Commission members asked if we would be open to adding a quiet time restriction, i.e., before 9am and after 10pm. The answer is, yes. **[Proposed Modification – Standard #21:** This provision requires quiet time between 10:00pm and 8:00am.]
- Commission members asked why our last proposed modification went from 18’ to 15’ height requirement. **[Proposed Modification – Standard #7:** We proposed this initial decrease in height as a concession to concerns raised at the first hearing. However, we have since realized that such a concession has challenges. The proposed modification in Standard #7 is to maintain the 15 foot height requirement but to exclude the platform height from the calculation. This is the result of

how the architectural design of Glamping Units, regardless of floor area, can be 12 to 15 feet high. In addition, it also recognizes that the required platforms, based on site characteristics such as topography, may be higher than required 6-inch minimum platform height. See photos and further discussion below.]

- Commission members expressed concerns over the 1,250 square foot Glamping Site minimum footprint and implied that a maximum Glamping Site footprint is needed. [**Proposed Modification – Standard #6:** This new provision establishes a maximum of 2,500 square feet for Glamping Sites. This proposed maximum is designed to limit the Glamping Site size while accommodating a flexible program for Glamping Sites that may include two or three Glamping Units. See photos and further discussion below.]
- Commission members expressed concerns over the possible size of Glamping Units and the number of occupants per Glamping Unit. In doing so, the Commission suggested the need for a maximum square footage and maximum occupancy for Glamping Units. [**Proposed Modification – Standard #7:** An additional provision was added to limit the occupancy of any Glamping Unit to a maximum of 8 persons and that a Glamping Unit is not to exceed 600 square feet in size.]
- Commission members expressed concerns over how the density of one Glamping Site per acre is interpreted and if the clustering of Glamping Site and Glamping Units are permitted [**Proposed Modification – Standard #5:** A provision has been added to clarify that clustering of Glamping Sites and Glamping Units is permissible. The density of one Glamping Site per acre only applies to controlling the total number of Glamping Sites on the parcel. It is a common practice in the industry to cluster Glamping Sites and Glamping Units. Most importantly, clustering allows for better and more flexible design, especially contact sensitive design aimed at mitigating potential impacts off-site—Glamping Sites and Glamping Unit may be clustered in areas that are least likely to create off-site impacts.]
- The Commission entertained concerns raised by the public related to parcel size and density—specifically, if an applicant had a three-hundred-acre parcel could they apply to run two separate glamp grounds and the potential increase in the number of people from 225 in one Glamp-ground to 450 in two Glamp-grounds. [**Proposed Modification – Standard #22:** This provision establishes a separation distance of 5,280 feet (one-mile) between Glamp-grounds. This will ensure that the scenario raised by the public cannot occur.]
- The Commission contemplated if the suitable acre provision also be defined so that it would not include prime farmland? [**Proposed Modification – Standard #1:** As already noted above, a provision has been added to limit the percent of Prime Farmland included in the total parcel area of a Glamp-ground parcel. This approach was utilized to limit the impact to Prime Farmland while not creating an overly restricted density provision in a community that has large amounts of Prime Farmland soils and wetlands soils.]
- The Commission was confused by the accessory uses, especially the calling out of staff housing as accessory buildings and why other accessory buildings were not called out. [**Response:** Accessory housing for staff, when utilized, is a unique quality of a Glamp-grounds. Therefore, from a regulatory perspective, we believed that staff housing needed to be called out and specified, unlike accessory buildings that contain showers or dining facilities—such facilities are assumed and understood to be part of the Glamp-ground. In addition, to be clear, all structures and buildings are required to be shown on any Site Plan application (Section 9.C) and as part of any Special Permit (9.D.) application. Therefore, it is not possible for any buildings to be created

without approval of the Commission.] **[Proposed Modification – Standard #25:** A new provision was added to clarify that all buildings, structures, infrastructures, use areas, and activities be included as part of the Site Plan application.] **[Proposed Modification – Standard #13:** Upon further consideration and research into staff housing, we have proposed a change to how to best address staff housing. This provision establishes that up to 50% of staff (limiting staff housing to 50%) can be housed on site and the housing must be proposed as part of the Site Plan and Special Permit application. This will allow the Commission and Applicant to determine the best approach to staff housing, number of units, size, design, and location—rather than just simply stating the number of such buildings. It is important to note, the primary reason for this proposed change in approach is that the need for staff housing is driven by local labor markets and staff shortages. Therefore, the actual number of such accommodations are unknown and will remain unknown until the time such an application is proposed.]

- The Commission discussed the interplay between events and the Glamp-ground operations and the approval of events. **[Proposed Modification – Standard #23:** This new provision clarifies that event for more than 50 persons who are lodgers at the Glamp-ground shall require a Special Permit in accordance with Section 6.J (Special Events), the existing provision in the Zoning Regulations that require a Commission approval for such events. The 50 persons who are not lodgers at the Glamp-ground are intended to differentiate between the activities associated with lodger and activities or events aimed at persons who are not lodgers. For example, a family that hosts their family reunion at the Glamp-ground, with 65 family members who are all lodging at the Glamp-ground is not a Special Event. The same is true of yoga classes or a dark skies program that may attract 20 persons, in addition to participants from the Glamp-ground, who are not lodgers at the Glamp-ground. A special event, for example, would be a wedding with 150 guests and only 75 of those guests were lodgers at the Glamp-ground. The same would be true of a corporate retreat for 75 persons that rents the facility for a Wednesday but none of the participants are lodgers. This differentiation is nuanced but aimed at recognizing that the activities of lodgers are not the same as activities (or events) that attract large numbers of non-lodgers to the Glamp-ground. Most important, per Standard #15, the total occupancy for both lodging and guests can never exceed 225 persons—therefore, the total occupancy maximum is always known to all stakeholders.]

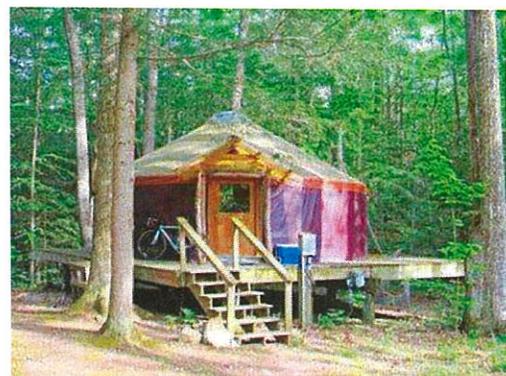
We thank the Commission and Staff for consideration of the proposed modifications and look forward to presenting these modifications in greater detail at the hearing. I will also be available to answer any questions the Commission may have, with the aim of providing greater clarity and understanding.

Sample Glamping Units



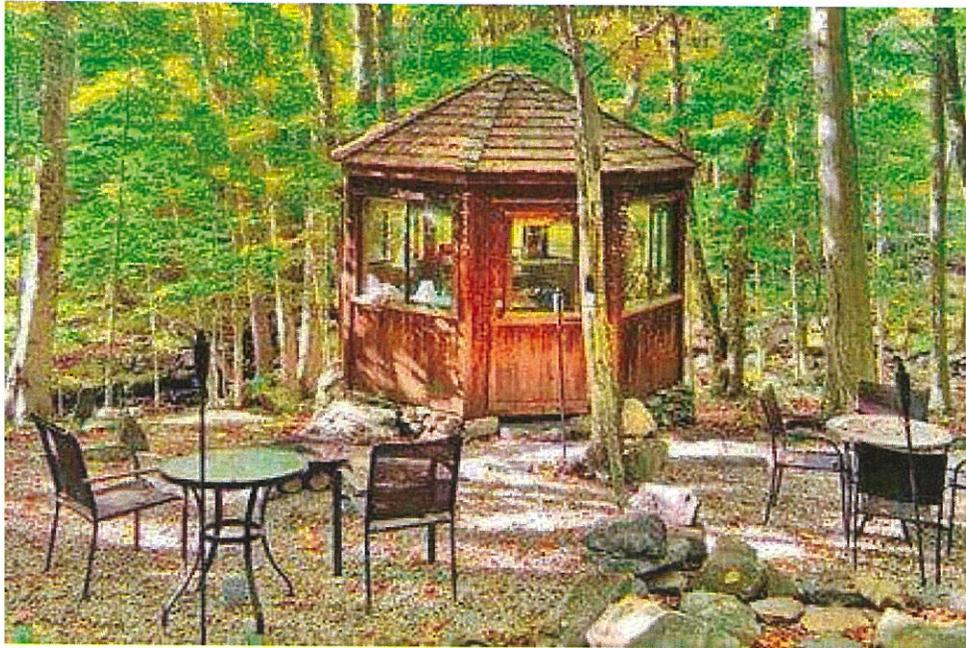
The above images provide an example of how the architectural design of a Glamping Unit may be tall and need the full extent of the 15-foot maximum height requirement. Please note, these units are on level ground and low-profile platforms that are only 12 to 15 inches off the ground.

Sample Glamping Units



The images above are intended to simulate how the Glamping Unit on the left may exceed the 15-foot maximum height requirement if said unit needed to be placed on platform due to unlevel ground or for aesthetic purposes.

Sample Glamping Units



The image above is to demonstrate the difference between a Glamping Site and Glamping Unit. While this a small Glamping Unit, likely designed for two persons, also requires outdoor living spaces. Therefore, while the Glamping Unit may only be 160 square feet, the minimum Glamping Site size of 1,250 feet is needed to accommodate the outdoor area—the siting area—associated with the unit.



THE NORTHEAST LAW CENTER

Estate Planning • Trusts • Probate • Elder Law • Real Estate • Business Law • Litigation

October 28, 2022

Michelle Sigfridson, Chair
Town of Brooklyn
Planning & Zoning Commission
4 Wolf Den Road
PO Box 356
Brooklyn CT 06234

RECEIVED

OCT 28 2022

Re: Application Text Amendment 22-007

Dear Chairman Sigfridson and Planning and Zoning Commission:

I submit this letter with regard to the Application of The Little Dipper Farm LLC proposing a Text Amendment to the Brooklyn Zoning Regulations (BZR). In addition to my presentation of the application at the upcoming Public Hearing scheduled for November 2, 2022 as counsel for the applicant I offer the following for the record:

In making its decision on a Text Amendment Application, the Commission follows Section 9.E.4. of its Regulations. According to its Regulations, the consideration is limited to:

- a. Considering whether the Text Amendment will be in accordance with the comprehensive plan (the overall scheme of the zoning map and the Brooklyn Zoning Regulations) (§ 9.E.4.3.a.); and
- b. Taking into consideration the Plan of Conservation and Development, prepared pursuant to Con. Gen. Stat. § 8-23 (§ 9.E.4.3.b.)
- c. Under BZR § 9.E.4.4, before approval the Commission makes a determination whether the proposed regulation change will aid in (a) protecting the public health, safety, welfare or property values; and (b) attaining the purposes of the Brooklyn Zoning Regulations.

In general, “the discretion of a commission must be controlled by fixed standards applied to all cases of a like nature.” Sonn v. Planning Comm’n, 172 Conn. 156, 163 (1976). It is well established law in Connecticut that a Commission which “transcends the limitations set by law

BORNER, SMITH, ALEMAN, HERZOG & CERRONE, LLC

155 Providence Street | P.O. Box 166 | Putnam, Connecticut 06260 | PH 860.928.2429 | FAX 860.928.7539
Killingly Office | 124 Wauregan Road | Danielson, Connecticut 06239 | PH 860.779.0348 | FAX 860.779.1567

... are subject to review in the courts ... to the extent of determining whether or not it has acted in abuse of that discretion.” Bartram v. Zoning Comm’n of City of Bridgeport, 136 Conn. 89, 96 (1949).

Under BZR § 9.E.5.1. “whenever the Commission acts upon a Text Amendment application, it shall state upon the record the reason(s) for its decision.” “When a zoning commission states the reasons for its action, ‘the question for the court to pass on is simply whether the reasons assigned are reasonably supported by the record and whether they are pertinent to the considerations which the commission is required to apply under the zoning regulations.’” DeMaria v. Enfield Planning & Zoning Comm’n, 159 Conn. 534, 540 (1970), citing Zieky v. Town Planning & Zoning Comm’n, 151 Conn. 265, 267; George LaVaca & Sons, Inc. v. Town Planning & Zoning Comm’n, 154 Conn. 309, 311; Cameo Park Homes, Inc. v. Planning & Zoning Comm’n, 150 Conn. 672, 677.

The Commission is statutorily obligated to take into account a variety of factors when making zoning decisions and public comment is not a controlling factor. See Konigsberg v. Board of Alderman of City of New Haven, 283 Conn. 553, 591 (2007); Mallory v. West Hartford, 138 Conn. 497, 506 (1952) (the Court noted that the protests heard in public comment “should be considered by are not controlling.”); Bartram v. Zoning Comm’n, 136 Conn. 95 (decision of the Commission upheld when the application met the standards of the Zoning Regulations despite public comment in opposition).

Thank you for your consideration and attention to this application and I look forward to the presentation at the Public Hearing on November 2, 2022.

Sincerely,



Kathleen M. Cerrone

Little Dipper Farm – Text Amendment Application
Turnpike Buyer Advertisement Testimony
November 14, 2022

I issue and submit this memo to the Town of Brooklyn Planning and Zoning Commission in response to the anonymous advertisement published in The Turnpike Buyer on October 26, 2022. In my 28-years as a professional planner and 20-years as a consulting planner who represents applicant's, I have never seen neighbor opposition publish an advertisement attacking a proposed zoning text amendment and calling on residents to attend the public hearing. This is a tactic typically reserved for Political Action Committees formed to opposed budget referendums or other actions of the chief legislative body of the municipality. It is not something that is done in the land use approval process where all testimony is provided through the formal public hearing process where all parties have the equitable opportunity to participate in the process. Not only is such an advertisement outside the norms of decorum and the integrity of a transparent land use application process, but such an advertisement can be also construed as an attempt to influence the Planning and Zoning Commission before the public hearing has been formally opened. Therefore, I am appalled that as a subject matter expert, I find myself in a position where I need to address such an attack on my client's application.

In addition to the concerns that I raised above, the anonymous advertisement published in The Turnpike Buyer, was also nothing more than unsubstantiated claims and fearmongering designed to garner an emotion response, not to participate in a fair and open discourse on the merits of the proposed text amendment application to allow Glamp-grounds and Glamping in the RA Zone. Therefore, I want to confront the unsubstantiated claims with rational, respectful, and expert testimony to provide perspective and understanding as to the zoning text amendment application before the Planning and Zoning Commission. My professional response and opinion as to the claims in The Turnpike Buyer advertisement are as follow:

- Glamping is not designed to change the unique character of a rural and peaceful town. Glamping is designed to help people come enjoy it. Ruining the rural and peaceful nature would be counter to the purpose of agritourism, which is to allow people to enjoy just those features of the town.
- There are not "as many as 10 locations;" where Glamping can be allowed at this time. This claim was clearly refuted by the list of parcels submitted by the Commission's professional staff of parcels that presently qualify based on the minimum bulk and area requirements proposed in the text amendment.
- The infrastructure is not "extensive;" the infrastructure is similar, and LESS THAN a typical residential development. For example, such a Glamp-ground will be served by electricity, communications, an access driver, and onsite water and wastewater infrastructures. A residential subdivision, which is allowed as-of-right without a special permit, would have the same or similar infrastructures. Therefore, what is allowed in the proposed text amendment via special permit, is no different than what is already allowed as-of-right in the RA Zone.
- Glamping by definition sets itself apart from trailer parks and motels, not at all the same; may be a hotel-like experience, but the impact on the land is much less intensive. For example, the construction of a hotel would likely require a multi-story building, rising above the tree line, rather than small Glamping Sites nestled into the landscape.
- If trailers were to be uses, they would have to be high-end, wheels removed, installed on platforms, not like any commonly seen trailers in conventional campgrounds—the special permit use and vocabularies used in the proposed text amendment provide the Planning and Zoning Commission the discretion to ensure such use of trailers as Glamping Units are high-end.

- It is false to claim that a Glamp-ground will be run by an “absentee commercial operator.” There is no application for a Glamp-ground before the Planning and Zoning Commission, so it is impossible to know who the operator will be at this time. The fact is many businesses in Brooklyn (and all communities) are owned and operated from corporate addresses outside the community in which they are located. The corporate structure, location, legal address, or residency location of ownership, management, or employees is not a zoning matter or legitimate zoning consideration.
- There is nothing in the proposed text amendment that states “numerous cottages, bunkhouses, barns, or utility buildings” will be constructed. The text amendment simply allows for Glamping Units, related structures to facilitate the operation of a Glamp-ground. The number and type of such structures are unknown at this time, as there is no application for Glamp-ground proposed. If and when such an application is filed, the site plan and special permit application requirements and the provisions of the proposed text amendment will allow the Planning and Zoning Commission to consider type and number of structures proposed.
- There is no provision to allow for or a proposal to provide for “giant entertainment tents for lighted, sound-amplified outdoor events and concerts.” The proposed text amendment simply allows for customary and incidental uses that will need to be identified in any application for site plan and special permit, which provides the Planning and Zoning Commission discretion as to what is approved and the authority to condition whatever is to be approved.
- The proposed text amendment does not explicitly allow for “stores,” “fast food facilities,” or “bars.” What the text amendment does allow for is food service from a menu-style restaurant, including a commercial kitchen, and that as part of food and beverage service, alcohol is permitted in accordance with state law. How such food, beverage, and alcohol service is provided will need to be proposed and explained as part of any application for site plan and special permit, providing the Planning and Zoning Commission with discretion and the final say as to how such services are provided. It is also of note that a retail store was customarily run alongside the restaurant by past owners prior to the institution of zoning in Brooklyn and therefore that use is grandfathered in.
- There are no “new roads” proposed as part of the text amendment, simply an access drive to the Glamp-ground and internal drives to facilitate access to the Glamping Units.
- There is nothing that implies “increased water runoff and potential harm to groundwater supply.” Per the Brooklyn Zoning Regulations, any application for site plan or special permit must comply with Section 7.H. Stormwater Management and the State of Connecticut Stormwater Quality Manual. Therefore, Glamp-grounds and Glamping will be held to the same standards as any other regulated developments in Brooklyn. Furthermore, any stormwater water runoff, groundwater, or wastewater impact would be dealt with at the time of the site plan and special permit application.
- There is no quantitative evidence or expert testimony that the proposed Glamping Use or the potential number people (lodger/visitors/employees) would cause “traffic, noise, litter, trash, congestion, and pollution.” This is nothing more than hearsay and fearmongering. In addition, traffic, noise, and pollution are legitimate considerations as part of the special permit application process and can be addressed by the Planning and Zoning Commission at that time.
- No evidence has been provided to claim, “the destruction of wildlife habitat,” nor is there an application showing how such a Glamp-ground will be designed, to even make such a claim. Currently, such claim is unfounded and without merit. Most import, it is unlikely that that the low impact character of Glamping would destroy such habitat and to do so would be counterproductive to the Glamping experience and the aim of agritourism to bring people closer to nature and to enjoy the wildlife.

- The suggestion of public safety threats is disingenuous and inflammatory; glamping is a high-end experience contrary to any public safety threats. Does anyone really believe that people on their glamping vacation are going to out to commit “property crimes” or “vandalizing” properties in Brooklyn?
- Any claims of increased demands on emergency services are unsubstantiated. While no one wants any use to have an uncontrolled or destructive fire, or any patron to suffer a heart attack, these are occurrences of daily life that are beyond the scope and authority of zoning.
- I reviewed extensive academic research on the impact of uses, especially dissimilar uses, on the impact of property values, including residential property values. I have never come across a study of campgrounds or Glamp-grounds—nor did I find any in a recent search. Most important, the large body of research on land uses and property value impacts, consistently find that it is only the most noxious uses (i.e., power plants, heavy manufacturing, dumps, airports, and prisons) that negatively impact property values. Commercial uses have been found to have positive impacts on property values due their amenity value—what they contribute to the community. Based on the research, my professional experience and original research into land uses and property values, and understanding of Glamping as a use, I don’t find it plausible that Glamping will negatively impact property value. To make such an unsubstantiated claim is inflammatory and false.
- Glamping can enhance property values by allowing the area to become a destination with a great reputation for beauty
- It is also false and inflammatory to claim that glamping will destroy “family farm agriculture.” The applicant for the proposed text amendment is a family farm, a family farm founded on an ethos of preserving agriculture. Why would any family farm propose a use that would destroy the core value of their business?

The land use approval process is, unfortunately and too often, a contention process as various stakeholders with differing interests seek to influence outcomes. However, property owners have the right to propose uses, as do other property owners and residents have the right to be heard as part of the public hearing process on any zoning text amendment application. However, zoning is not a blood sport, nor should it be. Most important, zoning is not personal, it is about the reasonable use of land, regardless of ownership and owners. The fact is, there is no place for personal attacks, fearmongering, and inflammatory claims in zoning. It is and should remain a rational and respectful process.

Zoning has evolved over time, and it must remain adaptable to ever changing social, economic, and technological advancement. While the foundational concept and authority of zoning from its inception in the 1920s Standard State Zoning Enabling Act (1922) was intended to protect us from *fire, panic, congestion in streets, and other dangers*—these were reactions against the harsh conditions of the then industrial city—and to protect the *character of the district and conserving the value of buildings* from the negative consequences of those harsh conditions, that is not the case today. With one hundred years of zoning, building, and public health codes behind us, we no longer live in fear of or the constant threat of such dangers. Zoning today is less about such threats to our safety and more about adaptability to change. Unfortunately, we often fear change, especially when zoning successfully protects us from real harm. This is the very reason why personal attacks, fearmongering, and inflammatory claims have no place in zoning decisions—there is rarely an imminent threat of personal harm.

The proposed text amendment that is before the Planning and Zoning Commission for consideration is a thoughtful and rational plan for use of land. The proposed text amendment embodies all of the hallmarks of a modern zoning provision, provides detailed definitions, dimensional requirements that narrow applicability, and the conditional use (special permit) application approach to ensure the Planning and Zoning Commission has

both input and discretion in any proposed application for such a use. The text amendment provides predictability and confidence; there is no uncertainty as to what can be proposed or what can later be approved or denied. There is no reason for any fear of the unknown. The tactic displayed in this advertisement should be discounted by this Commission and its falsehoods should be rejected. In recognition that this proposed text amendment has been thoughtfully presented, it should be approved, or approved with any modifications that the Commission finds to be necessary under its own Regulations.

Will Brooklyn Allow Commercial Campgrounds on Residential-Agricultural Land?

Public Hearing on November 2 @ 6:30 pm at Brooklyn Middle School

Brooklyn's Planning & Zoning Commission is being asked to amend its residential-agricultural (RA) zoning rules for the entire town to permit commercial "glamping" ("*glamorous*" camping). This will forever change the unique character of our historic, rural, and peaceful town.

If approved, the proposed text amendment will permit commercial camping in as many as 10 locations on beautiful open space and woodlands throughout Brooklyn, permanently changing RA zones for the entire town.

"Luxury camping" is really commercial lodging that requires extensive infrastructure – just like trailer parks, motels, and hotels, which are presently restricted to commercially-zoned land.

If this amendment is approved, prepare to see:

- Dozens of semi-permanent lodging structures and trailers
- Campgrounds operated by absentee commercial operators
- Numerous cottages, bunkhouses, barns, and utility buildings
- Giant entertainment tents for lighted, sound-amplified outdoor events and concerts
- Bathrooms, showers, fast food facilities, stores, and bars
- New roads and parking lots for hundreds of vehicles
- Increased water runoff and potential harm to groundwater supply
- Thousands of gallons of wastewater and sewage per day
- Traffic, noise, litter, trash, congestion, and pollution
- Destruction of wildlife habitat
- Public safety threats (e.g., property crimes, vandalism, fires)
- Increased demands on police, fire, and emergency medical services
- Decreased property values

Commercial "luxury" camping is neither *Residential* nor *Agricultural*, no matter what fancy name you give it. This will not save family farm agriculture. It will destroy it.

Public Hearing on November 2 @ 6:30 pm at Brooklyn Middle School

Come and tell our Planning & Zoning Commission what you think!

Rec'D 11/15/22

Curriculum Vitae

Donald J. Poland, PhD, AICP
Urban Geographer & Planner

Connecticut, U.S.A.

dpoland@gomanyork.com
860.655.6897

Professional Biography

Dr. Poland is a spatial and social scientist with over twenty-seven years' experience in economic development, land use planning, housing, and public administration. Having worked in the public, private, non-profit, and academic sectors, he offers a unique perspective and deep understanding of the social, spatial, economic, governance, and policy challenges that face communities.

Internationally trained, Dr. Poland earned his PhD from University College London, Department of Geography, *Cities and Urbanization* program. His doctoral research focused on urban ecology, ecological resilience, and how ecological metaphors and theory can help us understand urban environments as complex adaptive systems. This has allowed Dr. Poland to develop a unique approach to planning and urban policy that treats cities and markets as complex adaptive systems to be managed through strategic interventions and governance.

His philosophy, method, and approach utilizes a unique mixture of social-psychology, system management, urban ecology, and market economics to frame policies and strategic interventions aimed at building market and creating improvement. To accomplish this, Dr. Poland's approach is driven by qualitative and quantitative research, market-based outcomes, and strategic interventions. He is a natural leader, effective manager, and highly skilled strategist who is willing to ask hard questions, confront unfavorable findings, and lead clients and communities toward innovative transformations aimed at continuous improvement.

Dr. Poland has been accepted as an *expert witness* in the areas of *land use planning, neighborhood redevelopment, and community development* in the United States District Court, Eastern District of Louisiana. He is a member of the American Institute of Certified Planners and a Certified Zoning Enforcement Official. He is a Past-President of the Connecticut Chapter of the American Planning Association, a founding member of the Connecticut Partnership for Balanced Growth, was a governor appointee on the CT Board of Examiners for Professional Engineers and Land Surveyors, served on the Board of Trustees for the CT Trust for Historic Preservation, and the Bushnell Park Foundation.

His academic experience includes an appointment as *Visiting Assistant Professor in Urban Studies/Public Policy*, Graduate Studies Program at Trinity College, Hartford, CT, and Associate Professor, Instructor, and Adjunct Lecturer in geography, planning, and tourism at Central Connecticut State University, and the University of Connecticut. He was awarded the Connecticut Homebuilders Outstanding Land Use Official Award (2003) and the Hartford Business Journal's Forty Under Forty award (2004). Dr. Poland enjoys European travel, is a licensed private pilot, and lives in East Hampton, Connecticut with, Alison (his better half) and their three dogs Bowie, Brixton, and Skye.

Related Professional Skills and Knowledge

- Comprehensive Planning
- Economic Development
- Community Investment
- Tax Incentive Programs
- Housing Markets & Affordability
- Market Intervention
- Market & Financial Feasibility
- Multi-Family Development
- Community Loan Funds
- Public Policy & Advocacy
- Transit Oriented Development
- Ethnography
- Leadership & Vision
- C-Level Presentations
- Project Management
- Strategic Planning
- Zoning & Regulations
- Qualitative Research

Resume

Professional Experience

Managing Director, Urban Planning & Strategy

GOMAN + YORK PROPERTY ADVISORS

Manage a dynamic and innovative consulting practice providing fee-for-service market research, project feasibility, economic development, and land use planning, comprehensive planning, regulations, and entitlement services for private and public sector clients. Private sector clients include real estate developers, financial institutions, colleges and universities, healthcare providers, and housing/retail investors. Public sector clients include municipal, county, and state agencies.

2013 - Present
EAST HARTFORD, CT

Planning and Economic Development Consultant

CT PLANNING & DEVELOPMENT, LLC

Provide research, reports, plans, strategies, and expert testimony for developers, public agencies, and non-profit organizations in the areas of planning, zoning, economic development, housing, and community development. Research services include a mixed-methods (qualitative & quantitative) approach focused on socio-economic analysis, ethnography, interviews, focus groups, and user experience. He assist communities (and clients) to develop strategic interventions that build community confidence, foster pride in place, create predictability in market, and grow demand.

2008 – Present
EAST HAMPTON, CT

Executive Director & CEO

THE NEIGHBORHOODS OF HARTFORD, INC.

Started and managed a non-profit neighborhood reinvestment organization focused on creating investment and wealth in distressed- and weak-market communities. Managed a staff of seven, answered to a board of directors, and designed, facilitated, and implemented a comprehensive neighborhood reinvestment strategy focused on consumer (homeowner) behavior and market interventions.

2004 – 2008
HARTFORD, CT

Director of Planning and Economic Development

TOWN OF EAST WINDSOR

Managed the Planning and Economic Development Department for this growing suburban community in metropolitan Hartford. Oversaw a staff of four, supported four land use commissions, and functioned as senior advisor to the First Selectmen.

2000 – 2004
EAST WINDSOR, CT

Associate Planner

PLANIMETRICS, LLP

Zoning & Code Enforcement Official

TOWN OF EAST HARTFORD

Research Associate

AMADON & ASSOCIATES, INC.

1998 – 2000
AVON, CT
1996 – 1998
EAST HARTFORD, CT
1994 – 1996
HARTFORD, CT

Resume

Education

Doctorate, Geography – *Cities & Urbanization* 2016
University College London, Department of Geography London, England

Master of Science, Geography – Concentration in Urban Planning 2000
Central Connecticut State University, Geography Department New Britain, Connecticut

Bachelor of Arts, Psychology and Geography 1995
Central Connecticut State University, Geography Department New Britain, Connecticut

Professional Affiliations

American Association of Geographers (AAG)

American Institute of Certified Planners (AICP)

American Planning Association (APA)

Connecticut Chapter - American Planning Association (CCAPA)

Connecticut Association of Zoning Enforcement Officials (CAZEO)

Aircraft Owners and Pilots Association (AOPA)

Professional Competencies

Leadership & Management

A natural leader and effective manager with an entrepreneurial spirit who empowers employees and team members to take initiative and realize their potential. Over 15-years senior level management experience in public administration, non-profit management, and real estate consulting. Management experience includes direct and indirect reports, budgeting and financial controls, program implementation, policy formation, and project management. Management roles include executive director/CEO of a neighborhood development corporation, municipal director of planning and economic development, and managing director/senior vice president of a real estate consulting firm.

Cities & Urbanization

A thought leader who challenges the status quo of our urban understandings. Over 27-years experience and three degrees focused on understanding the complexity cities, urbanization, and urban planning. The ability to see critical patterns and slow-moving variables that drive urban change. A firm understanding of common cause and special cause variation and effects of such variations on our interpretation of urban data and outcomes.

Research & Data Analysis

A skilled and versatile qualitative (and quantitative) researcher who utilizes a mix-method approach aimed at better understanding the social, spatial, and economic drivers and outcomes of settlement patterns, social practices, consumer behaviors, property markets, and public policy outcomes. Methods and proficiencies include demographic and socio-economic analysis, consumer behavior and market segmentation, case studies, focus groups, interviews, participant observations, and ethnography. Additional research and analysis experience with property valuation, project feasibility, economic impact, and financial feasibility. Skilled in the design, execution, interpretation, report writing, and presentation of research and findings.

Policy & Strategy

An accomplished policy analyst, advisor, and strategist with vast experience in land use planning, housing and housing affordability, tourism, urban redevelopment, and property markets for all asset classes. Over 20 years' experience studying the social, economic, and governance structures of metropolitan and non-metropolitan markets and the resultant impacts of public policies and programs on market outcomes. From this I have developed a unique knowledge and understanding of the relationship between public policy, market forces, and consumer behaviors that affords me the ability to provide unique policy, market, and consumer insights that create the foundation to innovative strategic interventions aimed at positioning properties, markets, and communities to compete for investment and wealth. Additional experience with regulatory processes, entitlements, legislative reform, and policy implementation.

Public Speaking & Training

A talented public speaker, educator, trainer, and facilitator who has presented to groups from five to 400 persons. Have successfully facilitated seminars, workshops, and focus groups designed to gain insights and convey information. A regular presenter at professional and academic conferences and seminars. A highly skilled academic educator who can establish learning objectives and outcomes, designs curriculum, facilitate instruction, and perform evaluation and assessment. Topical areas of expertise include land use planning, zoning regulations, neighborhood reinvestment, housing policy, economic development, real estate markets, urban ecology and ecological resilience, urban governance, urban user experience, and urban and suburban history. C-level presentation and dynamic audience engagement.

Testimonials

“Don connects with his clients on their own terms while simultaneously introducing new perspectives. He listens to understand his clients and their community before jumping to conclusions. He is genuine and addresses each community with respect and consideration. He always has his client's best interests at heart. Don worked hard to produce a plan with action items that were attainable and will lead to real results. He gently guided our staff through a new code in training sessions that made them so much better at what they do. Don had an uncanny knack for working with challenging individuals in our community who needed to be involved in our planning activities, but who could easily have derailed the process.”

– *Candace Watkins, (Former) Director of Community Development, St. Bernard Parish, Louisiana*

“Don’s brilliant work in developing the City of Oswego’s Economic Investment Strategy laid the foundation for the City to receive a \$10 million-dollar grant from New York State for Downtown Revitalization. He was skillful at quickly analyzing the community’s unique challenges and opportunities and worked tirelessly to provide clear, data driven, recommendations. Don is the most brilliant Planning and Economic Development consultant that I have had the pleasure of working with. His development of our hand tailored strategy and beautifully communicated narrative ultimately set us apart from our competition. As a result, many of the projects identified in the strategy will receive actual funding to further Oswego’s renaissance and transformation.”

– *Amy Birdsall, (Former) Director of Planning, Oswego, New York*

“Professor Poland is a superb teacher who clearly knows his material. For purposes of graduate education, he is especially adept in relating concrete examples and practical considerations to theoretical and philosophical concerns. Class discussions do not proceed merely at a “how-to” level, but often involve questions of “why.” Such a philosophical approach broadens the discussion and raises it to a level that meets the educational objectives of the graduate program.”

– *William Barnett, PhD, (Retired) Dean of Graduate School, Trinity College, Hartford, Connecticut*

Dr. Poland
Curriculum Vitae

Supplemental Material & Experience

Expert Witness & Government Relations

In August 2011 Dr. Poland was accepted as an expert witness in the areas of *land use planning*, *neighborhood redevelopment*, and *community development* in the United States District Court, Eastern District of Louisiana. The following are five disparate impacts cases for which he has testified and been retained as an expert witness:

Jurisdiction	Cases
U.S. District Court for the Eastern District of Louisiana	United States of America, vs. St. Bernard Parish. No 2:12-CV-00321 (2013)
	NOLA Capital Group, vs. St. Bernard Parish. No 2:12-CV-00322 (2013)
	Greater New Orleans Fair Housing Action Center, vs. St. Bernard Parish. No 2:12-CV-00325 (2013)
	Greater New Orleans Fair Housing Action Center, vs. St. Bernard Parish. Et Al. No 2:11-CV-00858-HGB-SS (2012)
	Greater New Orleans Fair Housing Action Center, Et Al, vs. St. Bernard Parish, Et Al. No 2:06-CV-07185 (2011)

Legislative Experience and Testimony

Dr. Poland has established himself as a leader in planning and urban policy. As Government Relations Chair for CT Chapter of the American Planning Association and as Executive Director for the CT Partnership for Balanced Growth, Dr. Poland has eight years of government relations and public policy experience. In these roles, Dr. Poland has engaged in many facets of the legislative process. This has included proposing bills and successfully working a half-dozen bills through the legislative process. In addition, he has testified before numerous legislative committees, at dozens of legislative hearings, and on countless proposed bills related to planning, land use, development, and transportation. The following is a sample of Dr. Poland's legislative experience:

Government Relations	Highlights and Descriptions
Legislative Hearings	Has testified before many legislative committees to support and oppose over 100 proposed bills between 2000 and 2010.
Bill Screening	Assisted the Planning and Development Committee with bill screening and drafting statutory language for a number of bills in 2003 and 2004.
Informational Hearings	Has been invited to testify on informational hearings regarding planning, state plans, smart growth, and transportation related issues.
American Planning Association	Participated in the development of and adoption of APA's Smart Growth Policy Guide as a member of the National Delegates Assembly.

Professional Affiliations & Community Involvement

Organization	Position
American Planning Association – Connecticut Chapter	Board Member – 1999-present Past-President - 2010-2013 President – 2007-2010 President Elect – 2006-2007 Vice President – 2004-2007 Government Relations Chair – 2001-2004
American Planning Association	Chapter Presidents Council – 2007-2010 State Legislative Liaison – 2001-2004 Delegates Council – 2003 & 2004
Bushnell Park Foundation	Board Member – 2009-2017 Vice President – 2015-2016
Connecticut Trust for Historic Preservation	Trustee – 2006-2012 Grants Committee – 2006-2012
Connecticut Partnership for Balanced Growth	Charter Member – 2002-present Secretary – 2002- 2012 Executive Director – 2008-2011
Community Builders Institute	Curriculum Committee – 2007-2012 Instructor/Faculty – 2009-2012
Connecticut, State of, Board of Examiners: Professional Engineers and Land Surveyors	Board Member – 2010-2015
Connecticut Association of Zoning Enforcement Officials	Board Member – 1999-2004 Newsletter Editor – 2002-2003 Legislative Liaison – 2003-2004
State Taskforce – Clean Air Act Amendments Compliance	Member – 2002-2006
Metro Hartford Alliance	Economic Development Forum – 2000-04 Neighborhood Committee - 2004-2011
Capitol Region Council of Governments	Policy Board – 2000-2004 Transportation Committee – 2000-04 Executive Board – 2000-2004
Connecticut Trolley Museum	Board Member - 2001-2002
North Frog Hollow NRZ	Board of Directors – 2004-2007 Development Committee – 2004-2009
Mortson/Putnam Heights Block Watch	Chairman – 2004-2006

Lectures, Training, and Presentations (featured selection)

Professional Training Programs	Topic
American Planning Association, CT Chapter	AICP Exam Preparation Course (2012-2020)
Community Builders Institute	Planning for Economic Development – I & II, 2009–2012
Continuing education program	Best Practices in Land Use Approvals, 2010
	The Healthy Neighborhoods Approach, 2007
Connecticut Association of Zoning Enforcement Officials	Certification Program Instructor, 2002-2003
Professional certification program for zoning officials	Neighborhoods & Zoning Enforcement, 2007
	Flexible Zoning Techniques, 2002
	Drafting Zoning Regulations, 2001
Professional Presentations	Topic
American Planning Association – National Conference	National Sign Illumination Standards
New York, NY 2017	
American Planning Association – Policy Conference	Legislative Best Practices – Connecticut
Washington D.C. 2003	
American Planning Association – National Conference	Steering States Toward Smart Growth
Denver, CO 2003	
Community Development Network - National Conference	The Healthy Neighborhoods Approach
Baltimore, MD 2005 & 2006	Hartford and Healthy Neighborhoods
Neighbor Works America – National Conference	Neighborhood Intervention – Fresh Eyes
Philadelphia, PA 2013	Block Walk – East Camden
Yankee Institute – Future of Freedom Summit	Free to Live: Letting our Cities Thrive
New Haven, CT 2015	
National Community Development Association	NHI’s Healthy Neighborhoods Strategy
Hartford, CT 2006	
Southern New England Planning Conference	After the Storm – Post-Katrina Planning in St. Bernard Parish
Worcester, MA 2013	
Connecticut Conference of Municipalities	Positioning Communities for Investment - Economic Development
Hartford, CT 2013	
Southern New England Planning Conference	West Hartford Center and the Remaking of Urban Space
New Haven, CT 2012	
Southern New England Planning Conference	NHI’s Healthy Neighborhoods Strategy
New Haven, CT 2006	
1000 Friends – Connecticut Smart Growth Conference	Sprawl or Suburbanization?
New Haven, CT 2007	
Connecticut Housing Coalition – Housing Forum	Neighborhood Reinvestment – Case Study
Hartford, CT 2004 & 2005	A Tale of Two Cities, Hartford & Stamford
Connecticut Community Development Association	Connecticut Legislative Issues
Hartford, CT 2003- 2004	
Connecticut Bar Association – Real Estate Section	Smart Growth Policy in Connecticut
New Haven, CT 2004	
HBA – Developers Council	Smart Growth in Connecticut
Berlin, CT 2003 – 2004	Working With Planners/Mock Hearing

Publications & Media Appearances

Articles – Op-Eds	Title
The Hartford Courant – Sunday Commentary	Where Does Our Road Lead? (2015) Smart Growth Strategy Must First Embrace Real Growth (2008) Hartford’s Bad Rep Is Bad Rap (2006) Hartford Needs to Lighten Up (2005) Six and the City (2004) Building from Strength (2004) Where Growth is Concerned, Denser May be Smarter (2004) Betting the House (2003) A Question of Character – Go With Building All Homes (2003)
The Hartford Business Journal – Commentary	Hartford Revitalization: Bad Policy (2013) In Praise of Sprawl (2007) Suburbanization, Not Sprawl (2007)
American Planning Association – Planning & Environmental Law Journal	Kelo in Connecticut (2005)
Connecticut Chapter of the American Planning Association – Connecticut Planning Magazine	The Evangelicals and Suburban Ideals (2010) Hartford: A Suburban City (2010) Book Review – The Complete Guide to Zoning, By Dwight Merriam (2005)

Dr. Poland
Curriculum Vitae

Academic Experience

Academic Experience

Dr. Poland has the full-time equivalent of ten years' experience—including three-years full time appointments—lecturing in geography, planning, tourism, and public policy as a *Visiting Lecturer* at Trinity College, *Instructor and Associate Professor* at Central Connecticut State University, and as an *Adjunct Lecturer* at the University of Connecticut, University of Saint Joseph, and Manchester Community College. His teaching experience includes being second advisor to three graduate student capstone projects/theses and leading three 18-day European study abroad courses. The following is a summary of the courses Dr. Poland has taught:

Trinity College

Public Policy 833
Urban Planning

Course Description

An overview of urban planning focused on key theories and concepts as well as methods and empirical case studies in this multidimensional field.

CCSU

Geography 569
Independent Study

Course Description

Exploring Urban Theory and Neighborhood Regeneration.

Geography 518 & 479
Advanced Field Studies

Site Plan Review

Geography 530
Graduate Internship

Supervised graduate internship for a housing and retail market study.

Geography 514 & 483
Design of Cities

This course explores the architectural and spatial design of cities in the context of planning movements and emergent spatial formations.

Geography 450
Tourism Planning

Integrated and sustainable development approach to tourism planning explored through lectures, seminars, and case studies.

Geography 518 & 445
Environmental Planning

Examines the environmental impacts of land development and natural constraints on planning and public policy decision-making.

Geography 518 & 441
Community & Regional Planning

Philosophies, theories, and principles involved in planning of regions and urban areas.

Geography 516 & 440
Rural Land Use Planning

Land use patterns and the planning process in agriculture, transportation, recreation, industry, population and settlement in rural areas.

Geography 518 & 439
Urban Geography

An exploration of cities through theories of centrality, materiality, infrastructure, globalization, design, segregation, consumption, and public space.

International 360
International Studies

Study Abroad: The Great Cities of Western Europe.

Geography 290
Geography of Tourism

Introduces the major themes associated with the geographic study of tourism. Topics include supply and demand, tourist motivations, socio-economic and environmental impacts, and sustainable tourism.

Geography 241
Introduction to Planning

Introduction to the principles and practices of planning at various spatial scales—regional, urban and neighborhood.

Geography 220
Human Geography

A survey of the world's peoples and their cultures through topics of population, religion, culture, social problems, resources, and environment.

Geography 110
Introduction to Geography

Geography as physical, spatial, and social science. Basic theories and patterns of spatial and human relationships.

Geography 100
Search in Geography

Study Abroad: X and the European City.

Geography 100

Study Abroad: The Great Cities of Western Europe.

Academic Experience (Continued)

UCONN

Geography 4210
Urban & Regional Planning

Course Description

Philosophies, theories, and principles involved in planning of urban regions.

MCC

Geography 201
Urban Geography

Course Description

An exploration of urban geography through concepts of centrality, materiality, infrastructure, globalization, architecture, experience, segregation, consumption, and public space.

Geography 100
Introduction to Geography

Geography as physical, spatial, and social science. Basic theories and patterns of spatial and human relationships.

SJU

Geography 100
World Regional Geography

Course Description

Survey of the lands, people and places in the world's major culture regions.

CCSU

Jeremy DeCarlie
Thesis

Capstone Project/Thesis – Second Supervisions

The Route 11 Project and the Changes that Lie Ahead.

Alexandra Johnston
Thesis

How the Presence of the Metro North New Haven Line Affects the Sense of Place of the Residents of Fairfield, Connecticut.

Ali Fernandez
Comprehensive Exams

Comprehensive Exams

CCSU

Great City of Europe
Study Abroad

Study Abroad Courses – Course and Travel Description

The Geography of the Great Cities of Western Europe (London, Paris, Heidelberg, Munich, Venice, Florence, and Rome) introduces students to the history and human geography of these Western European cities. Students experience these European cities first hand, while engaging in discussions, lectures, excursions, and tours aimed at exploring and understanding the geographical context of history, culture, and lifestyle of these European cities. Academics include the spatial organization, design, and functioning of cities. Urban themes include centrality, mobility, global cities, nature, infrastructure, consumption, and public space.

X and the European City
Study Abroad

'X' and the European City explores the dynamic interplay of the two subjects, where mathematics and urban geography enhance each other to reveal infinite possibilities for exploring the European city. By utilizing an applied mathematics approach to geography, cities, and travel, students learn and experience how X (math) and the city shape our lives. The course explores the mathematics that are inherently found in cities, travel, and geography in general, with the context of the European city and landscape as the backdrop. Students gain practice in practical travel mathematics and also discover the endless ways in which mathematics is "hidden" in the world around us.

Academic Experience – Doctoral Research

PhD Dissertation Summary

Dr. Poland earned his PhD at University College London (UCL), Department of Geography *Cities and Urbanization* program. In 2016, the year he graduated, both UCL and the UCL Department of Geography were ranked seventh in the QS World University Rankings and Subject rankings.

- Primary supervisor: Dr. Alan Latham.
- Secondary supervisor: Dr. Andrew Harris.
- Upgrade Workshop - thesis proposal examiner: Dr. David Bell, University of Leeds.
- Viva/Defense external examiner: Dr. Mark Jayne, Cardiff University.
- Viva/Defense internal examiner: Dr. Susan Moore, The Bartlett, School of Planning & Architecture.
- Thesis Title: *Urban Resilience – Evolution, Co-Creation, and the Remaking of Space: A Case Study of West Hartford Center.*

Abstract:

Dissatisfied with the large urban bias—the overreliance on large cities, spectacular space, and paradigmatic cases—and equally dissatisfied with our urban vocabularies and understandings of suburbanization and gentrification, I seek to explore how urban theory informs us about change in smaller cities and smaller suburban spaces. I argue that much of our urban understandings juxtapose the city as one kind of space and the suburban as another kind of space even though the distinction has become blurred. As a result, I argue that our understandings suburbanization and gentrification fall short of conceptualizing and understanding the remaking of smaller (sub)urban spaces such as West Hartford Center.

Utilizing a case study approach, I explore the space of West Hartford Center and how the Center changed—was remade from a suburban town center to a regional center of middle-class hospitality and sociality—from 1980 to 2012. To accomplish this, I introduce ecological resilience as a metaphor and theoretical framework for thinking about and working through our understandings of urban space, the processes of urban change—suburbanization and gentrification—and how and why (sub)urban space is remade. Through the metaphorical and theoretical lens of ecological resilience, I explore West Hartford Center as a complex adaptive system that has been resilient—having the capacity to absorb shock and disturbance while maintaining its function and structure. In doing so, I explore how the actors and their actions—the business owners, government officials, and consumers—coalesce into a dynamic process of re-creating urban space. Through this approach and my findings, I argue for more contextual geographies of place and geographies what happens; including the need for more and better studies of small city urbanism.

Academic Papers, Presentations, and Research

The following is a summary of Dr. Poland's academic accomplishments related to papers, presentations, and research. While Dr. Poland is new to academia and the completion of his dissertation, he is actively involved in research related to his dissertation and other research interests.

Academic Papers & Presentations	Topic
Association of American Geographers Washington, DC (2019)	Paper – Unconscious Influence: Olmsted's Hartford and an Early Suburban Milieu
Association of American Geographers New York, NY (2018)	Paper – The Role of Entrepreneurs in the Remaking of Urban Space
City Planning in the Age of Climate Change University of Connecticut, West Hartford, CT (2016)	Panel Discussion – Moderator
Conference - The City in Connecticut History Fairfield University, CT (2014)	Paper – The Case of Hartford 1805-1880: An Early Suburban Milieu
University of Connecticut – Law School Hartford, CT (2014)	Planning, Zoning, and Urban Investment
Association of American Geographers New York, NY (2012)	Paper – The Remaking of Urban Space: Making Sense of Urban Change
University College London London, England (2011)	PhD Upgrade Workshop – The Remaking of Resilient Urban Space
Research Paper – In progress On-going research project	Unconscious Influence: Olmsted's Hartford and an Early Suburban Milieu
Research Paper – In progress On-going research project	Consumer Culture Origins: Keeping Up With The Joneses
Research Paper – In progress On-going research project	The American Suburban Vision: The Case of Hartford's Early Suburban History
Association of American Geographers Seattle, WA (2011)	Paper Presentation – An Urban Geography of Small Urban Places
University of Connecticut – Geography Department Storrs, CT (2009)	Guest Lecturer – Urban Sprawl and Suburbanization
University of Connecticut – Geography Department Storrs, CT (2008)	Guest Lecturer – Planning Issues in Connecticut
Clark University – Community Development Program Worcester, MA (2006)	Guest Lecturer – Alternative Neighborhood Reinvestment Strategies

Dr. Poland
Curriculum Vitae

Consulting Experience

Consultancy Experience – Select Private Sector Projects

Clients	Projects
North End Parcel, LLC, Cheshire, CT	Mixed Use Development, Tax Increment Financing (2021)
Connecticut Post Mall, Milford, CT	Multi-Family Development (300-Units) Fiscal Impact (2020)
Avon Gardens, Avon, CT	255 Unit Multi-Family Development – Fiscal Impact (2020)
Avon Meadows, Avon, CT	Affordable Housing (400 Units) – Market Feasibility (2020)
Mystic Marine, Stonington, CT	Mixed-Use Redevelopment – Fiscal Impact (2018-19)
Blue Fox Run, Avon, CT	Residential Development (98-Units) – Fiscal Impact (2019)
Goodwin College, East Hartford, CT	Facilities and Land Use Planning (2014-2019)
Weber Development, South Windsor, CT	Mixed-Use Residential – Fiscal Impact (2019)
I-691 Site, Cheshire, CT	Interchange Zone – Fiscal Impact Analysis (2019)
Lexington Partners, Wethersfield, CT	Mixed-Use Residential (111-Units) – Tax Abatement (2018)
Weber Development, Canton, CT	Mixed-Use Development (70-Units) Tax Abatement (2017)
Five Corners, Farmington, CT	Commercial Retail – Property Value Impact (2017)
Color Lab, Stonington, CT	Residential Development (70-Units) Fiscal Impact (2017)
Eastfield Mall, Eastfield, MA	Retail Mall – Market Analysis & Concept Design (2017)
Tomasso Development – New Britain, CT	Land Development – Market & Feasibility Analysis (2017)
ConnectiCare – Manchester, CT	Customer Service Center – Land Use Permitting (2016)
Weber Development, Wethersfield, CT	Residential (68-Units) – Tax Abatement (2017)
Stone Acres Farm, Stonington, CT	Municipal Fiscal Impact Analysis (2016-17)
R-Young, New Rochelle, NY	Mixed-Use Commercial/Residential – Tax Abatement (2017)
Weber Development, Wethersfield, CT	Residential Development (70-Units) Tax Abatement (2017)
Multi-Family, Woodbridge, CT	Multi-Family Residential (138-Units) – Fiscal Impact (2017)
Color Lab, Stonington, CT	Residential Development (70-Units) Fiscal Impact (2017)
Perkins Farm, Stonington, CT	Mixed-Use Office/Residential - Fiscal Impact (2016)
Hartford Healthcare – Newington, CT	Facilities and Land Use Assessment (2015)
Dorset Crossing – Simsbury, CT	Zone change and site plan application (2011-12)
Ellington Chase Apartments – Ellington, CT	Zone change – 172-unit development (2011)
Avalon Farms – Glastonbury, CT	Special permit modification (2010)
Indian River Road, LLC – Orange, CT	14-acre mixed-use development (2009)
Optiwind – Goshen, CT	Special Permit, wind energy generation (2009)
GNOF – New Orleans, LA	Post-Katrina Land Use Consulting Services (2008)
NRT Realty – East Windsor, CT	Zone Change, 30ac, 200,000sf commercial (2008)
Southern Auto Action – East Windsor, CT	Zoning text amendment and site plan (2008)
Baker Residential – Berlin, CT	384-unit affordable housing development (2007)

Consultancy Experience – Select Public Sector Projects

Clients	Projects
Enfield, Town of, CT	Comprehensive Plan/Zoning Regulations (2020-21)
Tolland, Town of, CT	Zoning Regulation – Commercial Updates (2020-21)
West Hartford, Town of, CT	Mix-Use Dev. – Tax Abatement Review (2020)
Manchester, Town of, CT	Mix-Use Dev. – Tax Abatement Review (2020)
Tolland, Town of, CT	Comprehensive Plan (2018-19)
Ellington, Town of, CT	Comprehensive Plan (2018-19)
Manchester, City of, CT	Downtown Design Guidelines (2018-19)
Bloomfield, Town of, CT	Economic Development – Town Center (2014-19)
Bristol, City of, CT	Downtown Development Consulting (2019)
Trumbull, Town of, CT	Comprehensive Zoning Regulation Update (2017-19)
Ridgefield, Town of, CT	Affordable Housing Application Review (2018)
Stafford, Town of, CT	Market Feasibility Study – Groceries & Retail (2019)
Durham, Town of, CT	Economic Development Regulatory Review (2018-19)
Darien, Town of, CT	Expert Review and Testimony - ZBA (2017)
Perry, Village of, NY	Comprehensive Zoning Code Update (2016-17)
Stafford, Town of, CT	Zoning Regulation Updates (2016-17)
Canton, City of, OH	Comprehensive Plan & Zoning Rewrite (2014-16)
Oswego, City of, NY	URI Economic Investment Strategy (2015)
Hutchinson, City of, KS	Healthy Neighborhood Training (2015)
Stafford, Town of, CT	Consulting Planner (2014-17)
Bristol, City of, CT	Downtown Development Plan Assessment (2014)
St. Bernard, Parish of, LA	Comprehensive Land Use Plan (2012-14)
Millinocket, Town of, ME	Economic Assessment (2014)
St. Bernard Parish, LA	Expert witness, federal fair housing cases (2012-13)
North Stonington, Town of, CT	Zoning Regulation Modernization (2013-14)
Canton Downtown Partnership, Canton, OH	Downtown Plan – Planning Assessment (2012)
North Stonington, Town of, CT	Zoning Regulation Review (2012)
St. Bernard Parish – St. Bernard, LA	Expert witness, disparate impact cases (2011-12)
Salisbury, Town of – Salisbury, CT	Land Use Application Process Review (2010)
St. Bernard Parish – St. Bernard, LA	Zoning Update, TND, and Permitting (2008-10)
Cornplanter, Town of – Cornplanter, PA	Comprehensive Plan, Housing Element (2009)
Vernago County RPA – Franklin, PA	HUD NSP-II Application and Strategy (2009)
East Windsor, Town of – East Windsor, CT	Comprehensive Plan Supervision (2006)
East Windsor, Town of – East Windsor, CT	120-Acre Land Acquisition (2005)
East Windsor, Town of – East Windsor, CT	Comprehensive Zoning Regulation Update (2005)

Natural Diversity Data Base Areas

BROOKLYN, CT

June 2022

-  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.

<https://portal.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

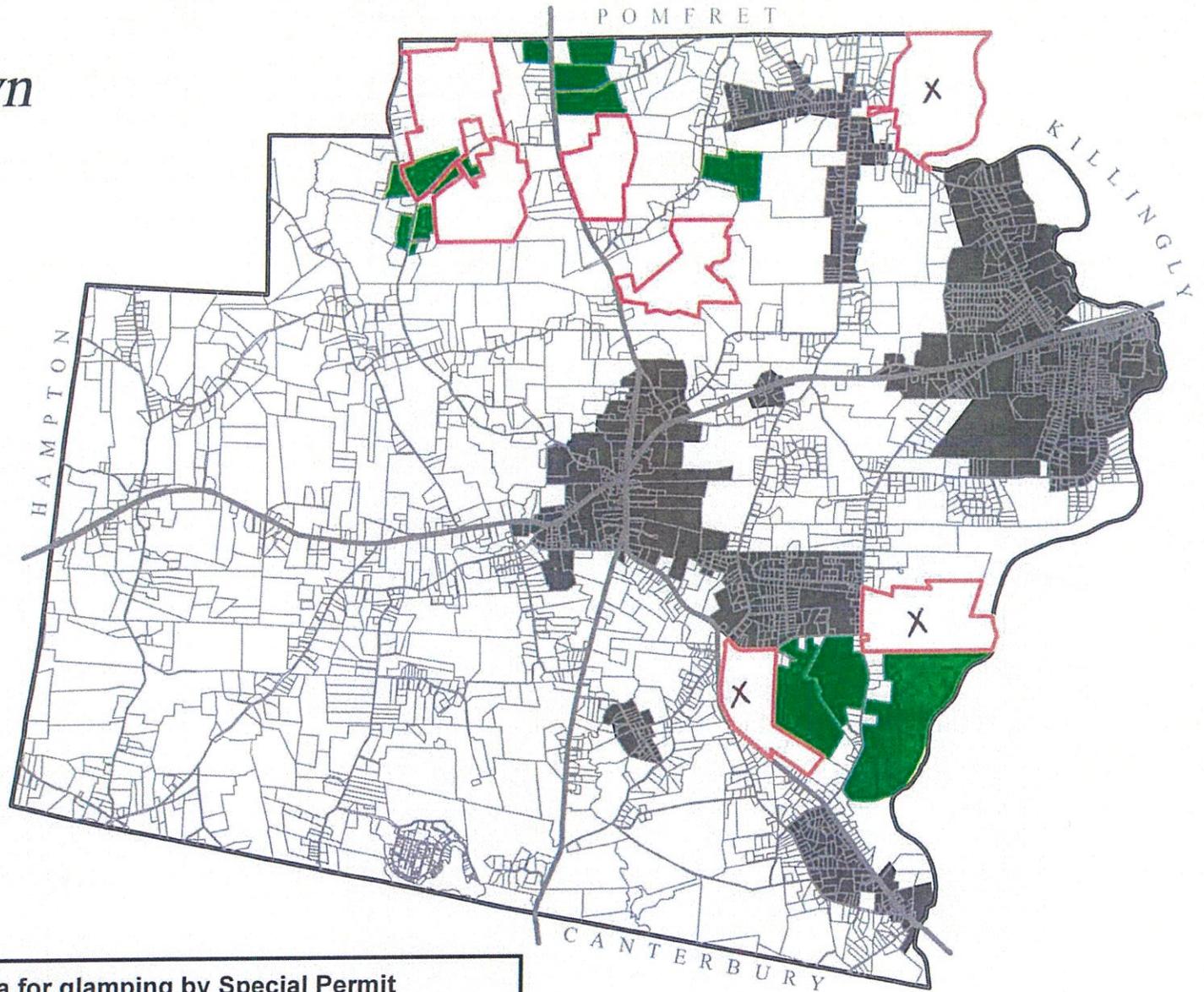


Connecticut Department of Energy & Environmental Protection
Bureau of Natural Resources
Wildlife Division



Town of Brooklyn

CONNECTICUT



Legend

-  Tax Parcels 2021
-  PDR's
-  Non-RA Zones
-  RA Zone

Parcels meeting qualifying criteria for glamping by Special Permit

Parcel ID	Acres	Location	Owner	% PRIME FARMLAND SOILS
CT-019-19-9B	239.41228	BUSH HILL RD	THE LITTLE DIPPER FARM LLC	10.9%
CT-019-18-19	159.01425	WOLF DEN RD	THE LITTLE DIPPER FARM LLC	6.9%
CT-019-27-8	125.17835	420 POMFRET RD	POND VIEW HOLDINGS LLC	17.6%
CT-019-32-128	193.61288	430 ALLEN HILL RD	430 ALLEN HILL ROAD LLC	35.6%
CT-019-26-19	150.43379	248 POMFRET RD	SANSOUCY PAUL	0%
CT-019-32-119	137.76806	63 CREAMERY BROOK	BRODEUR LUCIEN A IRREVOC	49.2%
CT-019-43-5A	234.22372	DAY ST	ROCKY RIVER REALTY CO	53.4%

% PRIME FARMLAND SOILS

X PARCELS MARKED "X" ARE INELIGIBLE UNDER REVISED REGULATION.

11-10-2022 This list corrects the previous list submitted by Jana Roberson.
12-6-2022 ADDED SOILS *je*

Gilly Gordon Hay
260 Herrick Road,
Brooklyn, CT 06234
Sept. 21st, 2022

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

Re: Little Dipper Farm

Dear Commission,

Well here we are again, back to the issue of whether Little Dipper Farm can permanently change the zoning in our community for their benefit. The new proposal to create a 'glampground' does not change the original problems. We are a community of wells and septic systems. There is no town water supply or sewage system so what our neighbors do on their property can affect our own.

The application hopes to allow 250 'glampers'. Previously the property held a restaurant open for 3 or 4 days a week. I don't know what their capacity was, but 250 people eating at a restaurant and using the toilet and sink for a few hours around mealtimes is a far cry from 250 people taking showers once a day as well as using toilets and sinks all day long. During times of drought, those with wells can find themselves in the unfortunate position of a dry well. How long would this take when 250 people plus staff are drawing on this supply and what effect will this amount of sewage have on the wetland areas surrounding this site.

Right now, 'glamping' is the 'in' thing, a more prestigious form of camping for the wealthier in society, but is this something that will wear off as just another peculiarity of our time, leaving an empty, disheveled, assemblage of shacks on formally pristine pastures?

This proposal is for the Little Dipper Farm but if approved, what is to stop 'glampgrounds' popping up on other plots of agricultural land in Brooklyn? It might not be your neighbor today but the precedent will be there. I believe we need to quash this proposal while we are able.

Yours,

Gilly Gordon Hay



Jana Roberson

From: ThatKidMajic <thatkidmajicmusic@gmail.com>
Sent: Tuesday, October 25, 2022 11:29 AM
To: Jana Roberson
Subject: Luxury Camping

Good afternoon,

My name is Dante Hernandez and I oppose having acres and acres of land torn up to line the pockets of big business! Newly living in Canterbury, however I had lived in Brooklyn since I was a child, probably about 20 years. Brooklyn is the place I'll always call home, **PLEASE DO NOT DESTROY MORE OF WHAT THE LAST GREEN VALLEY HAS TO OFFER!**

Sincerely, a proud citizen of Eastern Connecticut!

Sent from my iPhone

October 26, 2022

Town Planner

69 South Main Street

Brooklyn, CT 06234

RECEIVED

OCT 27 2022

Dear J. Roberson,

My name is Migdalia Belliveau. I live on Pomfret Road in Brooklyn, CT. **I oppose** the applicant's request to include the wordage of Glamp-ground in the current definition of R/A zoning. I **also oppose** the term glamp-ground in the use of allowing special permit for the Little Dipper.

I have lived in Brooklyn for over 40 years on RTE 169 which is considered protected area but has increased volume of traffic of cars, trucks, and motorcycles. I have seen a decrease in walkers and bicyclist. The local community tends to now use Bush Hill, Spalding Road, Wolf Den and the surrounding roads as a safer place to enjoy their walks in the community. I live near Lapsy's apple orchard which has increase visitors during the harvest season. It's beautiful to see families and others enjoying the orchard. However, I can't help to think what it would look like to live near a place that has "glamping."

The Town of Brooklyn is a place I chose to live and hopefully plan to remain. I believe what the regulations indicated in **CGS Section 8-2, these Regulations are adopted to: a. protect the public health, safety, convenience and property values; b. lessen congestion in the streets; c. secure safety from fire, panic, flood and other dangers; d. promote health and the general welfare; e. provide adequate light and air; f. prevent the overcrowding of land; g. avoid undue concentration of population.**

Many residents that purchase home or built a home believed that premise. Now, it can potentially change by one "company" that wants to change a word to meet their agenda with a stroke of a pen. Expansion on Bush Hill which I hope is a scared place in the Town of Brooklyn is not warranted. This zone change will have to make provision to widen the roads of Bush Hill, Wolf Den and I can bet, Valentine Road and the surrounding roads as "glampers" discover "shortcuts" to access their destination. The water table in that area I suspect will have negative effects on the community that will be living near this "complex" of tents, yurts, cabins, cafeteria and any other buildings they decide to build. The sewerage in that area will definitely need to be monitored. There is a pond/lake which is currently crystal clear, will soon have docks. Which means other activities may be planned that will have ramifications on the habitat and surrounding habitat in the area of that quiet pond/lake which the habitat claims that its theirs. The area on Bush Hill/Wolf Den known now as "Little Dipper" is currently asking for membership to just take a photo or even walk on the land. This is new and concerning as we never had to even pay for such a view. With trails among us the previous owners **NEVER** requested a dime from the local community. Cars would stop to see the deer in the fields, geese ready to welcome the viewers.

The community which Little Dipper plans to support is not correct, it's a big business low investments and tons of money that most of the local residents in that area do not want. Brooklyn's Regulations are adopted to help implement the Plan of Conservation and Development adopted in accordance with

§ 8-23. Which many residents support. These regulations are why many residents purchased homes believing that no such request to change/add glamping would happen. To add a new word “glamp-ground” to meet the needs of one resident is not a good relationship with the surrounding community.

The current definition in Brooklyn for **ACTIVE RECREATION** – “Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at **prescribed places, sites or fields.**” I see no value in changing what Brooklyn currently defines. We have parks, there are nearby camps and farms that welcome residents and visitors. It’s my understand that approximately 25 acres has been proposed to be dedicated to the glamping sites which means some of those sites will be permanent and will have electricity. Does that mean that there is a potential for urban development? Will those visitors stay longer than expected? Will these mean underground wires for electricity, cable, etc.? How much of a disturbance will this construction of glamping sites have on the habitat which Brooklyn wants to protect and the property value of nearby homes will be affected? The proposal mentioned a “bathhouse”; will be there in place of each site having its own? How many toilets, sinks, showers, hot tubs, or perhaps a pool(s)? Where will the water come from? Will wells in the local area be disrupted due to underground disturbance? Will this potentially be a RESORT? We have witness Thompson Dam and some homes with no water due to droughts, is this truly a priority in the mist of much concern with climate change? I question how this bath house will be monitored and where the waste will go as it leaches into the ground or the pond/lake which is crystal clear and peaceful and the or surrounding areas. The local farms that may need the support of visitors and the local community is important. Having “glampers” at Little Dipper is not an “immersion” experience on farming. Farms do not have glampers with hot tubs, concerts, noise that can stress animals. Farmers do not disrupt their local neighbors. Visitors can gain the same experience by visiting the Little Dipper Farm and they can provide education to the visitors with no need to house them. The visitors can camp, stay at local hotels that need the business for economic development.

With the **current environment of inflation, stagflation ,crime, and outright lack of respect of rules** some rude people (visitors and locals included) the town will be putting the burden on one local resident officer. (not many folks are applying to do this sort of work as expressed on the recent news) That officer can potentially be called by any one in that surrounding residents or a visitor in the area because of over drinking, arguments on site, noise and traffic flow on narrow roads that will become a nuisance to the community on Bush Hill, Wolf Den Valentine and the surrounding roads. (I live on RTE 169, I hear the trucks, motorcyclist and cars. It’s a nuisance! They will experience that too.) The one resident police can’t possibly be able to monitor the “glampers’ when that officer is expected to protect the community at large. Will the Little Dipper Farm, be responsible for the widening of the roads? Will the taxes be reduced since **Glamping is a in a billion-dollar industry, with many partners?** Will they secure their own security with the supervision of the resident office to ensure that policing is secure and follows the protocols set forth by the State of CT? Will the Little Dipper Farm owners stay in CT and use this industry to move on the next glamping site??? Is there current owner address in Brooklyn or Boston?

So many questions unanswered. **Changing or adding the word glamping to R/A can “reduce the effectiveness, quality or quantity of the existing landscaping,** may have significant change and/or alter drainage patterns. The lights that will be used on the 25 acres and the sidewalks or paths that will require lighting is yet another matter to consider and it must be included in “glamping” and well defined

Little Digger's definition of Glamping: it's a big business that is being proposed on a special property that was cared for and respected by the previous owners. The community on Bush Hill, RTE 159, Wolf Den, Valentine Road and the surrounding small roads needs to be protected. People purchased and moved into the area because of the peace of walking to the orchard, walking to see the horses, donkey and cows that roamed there. **Please keep the word glamping out of R/A zoning. Please do not revise what many residents want to keep as is.**

Per Brooklyn "DEVELOPMENT RESTRICTION - A restriction which perpetually prohibits further development or use inconsistent with or inimical to the enhancement preservation and protection of a **defined area for the benefit of fish, wildlife, plants, or other similar ecosystems or preserves such areas predominantly in their natural scenic or open condition; but which do not involve any significant alteration of development of the restricted area in a manner which is inconsistent or inimical to the preservation and protection of the restricted area.**

Glamping is high end camping with heated sites and bathrooms hot tubs and mattresses that if commercial used need to be changed often and that means the local dump will have to be addressed. It does not value the farms by immersion experience of farming; introducing comforts which are not native to outdoor living. It does not help you develop nearly as many useful skills as primitive camping offers which is a valuable educational source particularly for children.

Glamping can create an excessive amount of waste. Rely on single use items, less direct interaction with nature. The running water, climate control, showers and toilets, electricity (underground), dining, not remote as camping, basically a hotel without all of the amenities

Brooklyn has this beautiful OPEN SPACE – "An area of land that is valued for natural processes and wildlife, for agricultural and forest production, for passive recreation, and/or for providing other public benefits" **Why change it to include the word "glamping"?**

Please concerning the following from PZ manual :

"PASSIVE RECREATION – " Activities that involve activities such as walking, running, hiking, and if specifically designated, bicycling, horseback riding or fishing". Why add the language "glamping"?

"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.**" .

33.C.1. PURPOSE RA Residential-Agricultural Zone is intended primarily for agricultural uses and for low density residential uses. I oppose the change.

6.J. SPECIAL EVENTS 6.J.1. PURPOSE This Section of the Regulations is intended to provide a process for allowing and/or managing functions such as banquets, wedding receptions, parties, entertainment, performances and/or similar gatherings which occur **while protecting and conserving the neighborhood character, public safety and property values of the surrounding area, and the Town of Brooklyn:**

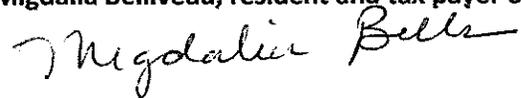
Overall Compatibility Whether the proposed use will serve a community need or convenience and whether the proposed use will have a **detrimental effect on neighboring properties** or the development of the zone.

Adequate Public Utilities and Services Whether the provisions for water supply, sewage disposal, waste management, storm water drainage, and emergency access conform to accepted engineering practices, comply with all standards of the appropriate regulatory authorities, and will not unduly burden the capacity of such facilities.

Nuisance Avoidance Whether the use, configuration, design and/or hours of operation are appropriate in order to control noise, light, odors, parking visibility, unsightly appearance, erosion, water contamination and stormwater runoff on the site and in relation to the surrounding area and whether the proposed activities **will unreasonably impact nearby properties.**"

Respectfully Submitted,

Migdalia Belliveau, resident and tax payer of Brooklyn

A handwritten signature in black ink that reads "Migdalia Belliveau". The signature is written in a cursive style with a long horizontal stroke at the end.

TLC Yard Care

RECEIVED

OCT 28 2022

October 28, 2022

Dear Neighbor,

First and foremost... **this is not a marketing letter or a political advertisement.**

My name is Mary and I have lived in the Brooklyn area for 11 years. I lived in Brooklyn for the first 7 of those years; I have owned a small, Brooklyn-based business for 8 years; and I have been a part time letter carrier in town for 3.5 years. **I love this community.**

I am writing, at my own expense, to 150 families whose names I took randomly from the list of registered Democrats. I only used that list, because I believe we are at least a little bit like-minded.

While delivering mail, I have been able to observe the new life at what was the Golden Lamb Buttery at the corner of Wolf Den and Bush Hill Roads... one of the most beautiful properties in the Quiet Corner. **Yes, we are all sad the Buttery closed, but it was that family's decision.**

The property is now called Litter Dipper Farm and they have a very cool vision. It is still a farm, but so much more. They recently did a foraging event, identifying edible plants and mushrooms. They did a canning event. They do fox hunts with dogs, with no harm to the fox. They have also held one outdoor community event and private events in the barn. Tonight they are doing an event called "Dark Night Sky" with Astronomer Geoff McLean.

A big part of what they would like to do is called "glamping," and a small group of people in town are against it. Here is the best description I have found for glamping from www.glamping.com: "Glamping is where stunning nature meets modern luxury." It sounds wonderful to me.

I invite you to visit www.littledipperfarm.org and get to know the new owners and their team. They are really good people and they have already made a huge investment in Brooklyn.

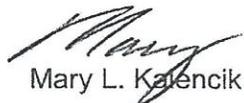
When I saw the ad for the upcoming Planning and Zoning meeting, scheduled for next Wednesday, November 2, and saw that it will take place at the Middle School, I knew something was up. And then the ad in this week's Turnpike Buyer, which was written anonymously.

I am asking that you please consider attending this Planning & Zoning meeting on Wednesday night, to simply observe and ask questions. It is not fair for our new friends to be ambushed by a handful of people who are against their vision.

Let's welcome Little Dipper Farm to Brooklyn and see what they have in mind. I think the vision is very cool. I hope you will, too. **PLEASE COME TO THE MEETING.** And please consider sharing this letter with a like-minded friend.

Thank you very much for your time and consideration.

Most Sincerely,


Mary L. Kalencik

P.S. Thank you, again!

PO Box 44, Brooklyn, CT 06234

Phone/Text: (860) 205-7857 • Email: marykalencik@gmail.com • Find us on Facebook



Jana Roberson

From: william gaspar <wtgaspar01@yahoo.com>
Sent: Monday, October 31, 2022 10:40 AM
To: Jana Roberson
Cc: Austin Tanner
Subject: LITTLE DIPPER PROPOSALS----PLEASE POST THIS EMAIL ON YOUR WEBSITE

Hillandale Farm, currently known as "Little Dipper LLC", is an idyllic, undeveloped crown jewel of the Town-designated "Bush Hill Historic District". In 1987, further distinctions were awarded, as the Federal Government added "Bush Hill" to the " National Register of Historic Places". The State of Connecticut then stepped forward and purchased the Development Rights to multiple pastures and fields, further providing protections from development to this important and irreplaceable farm land.

It would appear that the Town of Brooklyn has spoken with it's designation of Hillandale Farm and surrounding properties as "Bush Hill Historic District; The State of Connecticut has purchased protective Development Rights to a large agricultural portion of the Farm; The Federal Government has placed this important Farm on The National Register Of Historic Places; And the residents of Brooklyn have spoken loud and clear about their opposition to the commercial development of the fields, forests, and waterways of this historic Farm.

Our goal as Brooklyn residents and Town Officials should be to protect and preserve this wonderful Farm and natural habitat, rather than changing/modifying zoning to permit the commercial development of this "Crown Jewel" of the Bush Hill Historic District.

Respectfully,

William T. Gaspar
Brooklyn, Ct.

RECEIVED
OCT 31 2022

Jana Roberson

From: Daniel Blanchette <daniel@jdcivilengineers.com>
Sent: Tuesday, November 01, 2022 3:45 PM
To: Jana Roberson
Cc: Margaret Washburn
Subject: Letter of Support for Text Amendment for Glamping

RECEIVED
NOV 1 - 2022

Good Afternoon Jana and Margaret,

I understand there is a proposed text amendment to allow "Glamping." I live nearby and am very much in favor of this. I would appreciate it if the text below could be read aloud at the meeting, or at least entered into the record somewhere.

Dear Commission Members,

My name is Daniel Blanchette. I live in Pomfret at 261 Valentine Road, about a mile from the Golden Lamb, now the Little Dipper Farm. I am very much in support of this text amendment to allow Glamping in the RA zone in Brooklyn. I think it is extremely important that we maintain the rural and agricultural character of our communities. However, I also understand it is practically impossible for regular agriculture to be profitable any more. The local farms that we love and cherish are dying out, and they are forced to look into alternative business models, whether it is a farm stand, a corn maze, or some other type of tourism. I believe that Glamping will be a terrific method of bringing money into our communities, while preserving their agricultural character.

I would also like to state that I am a licensed civil engineer, and have a lot of experience designing large projects such as campgrounds. Personally, I have zero concerns about environmental impacts, additional traffic, noise or light pollution, etc. as a result of allowing Glamping in our communities. There are code requirements and other standards in place to ensure that these projects do not have negative effects. Any business who intends on developing a campground will have to meet those requirements, at the local, state, and possibly even the federal level. Thank you very much for taking the time to read this letter. I hope you will consider voting in favor of the text amendment to allow Glamping.

Daniel Blanchette, PE

J&D Civil Engineers, LLC
401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
860-923-2920

Jana Roberson

From: mwins@charter.net
Sent: Tuesday, November 01, 2022 10:46 PM
To: Jana Roberson
Subject: Letter of Opposition ~ Firelight Camps Yelp & Trip Advisor Reviews
Attachments: image007.jpg; image008.jpg; image010.jpg; image012.jpg; image014.jpg; image022.jpg; image023.jpg; image024.jpg; image025.jpg; image026.jpg; LDFMeeting.docx; Sunfox-Site-Map.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good Evening Jana,

I'm submitting additional letter of opposition as a Brokers Opinion. This letter is longer as per the time restraints for Weds public meeting. I will try and attach a handful of the 1-2 star Yelp & Trip Advisor Reviews for the Firelight Camps together. I may have to send Trip Advisor separately.

All best,

Maria Gandy-Winslow, GRI
New England Homes & Fine Properties, LLC
Broker, Owner
860.779.1099
860.455.5541 cell

From: swins@charter.net
To: mwins@charter.net
Cc:
Sent: Monday October 31 2022 7:45:06PM
Subject: Firelight Camps Yelp Reviews

RECEIVED

NOV 2 - 2022

Good Evening Jana Roberson:

My name is Maria Gandy-Winslow. I have lived as a resident of Brooklyn for 29 yrs. I've been an active Realtor for 25 years. I am also a woman owned, small business here in Brooklyn for the past 7 yrs. My daughter is also a woman owned small business here in Brooklyn. I'm in opposition to the proposed RA zone change under a Text Amendment.

I've been asked to give a Broker's Opinion in regard to the proposed development of said LDF property and proposed Text Amendment as presented. I have reviewed and studied the application for an RA Zone Change under a Text Amendment. As I understand, this would affect the Town of Brooklyn as a whole.

In my opinion, changing the zoning under a Text Amendment will open the door to the unrestricted development of all our town's vital open spaces and waterways. Destination entertainment and lodging facilities designed to attract hundreds of visitors would further negatively impact our back roads & pristine habitats. Building such attractions on untouched, historic farmland will bring traffic, commerce, noise, general disruption and displacement of abundant wildlife.

In my opinion, folks who shop for a home in a rural/agricultural/small town setting are going to be less attracted to a property that is near some of the businesses mentioned in the above referenced activities.

Proximity to campgrounds, entertainment venues and the like, directly diminish the desirability of purchasing a home near such entities. Implementation of LDF's non-agricultural plan involving glamping/camping, food and beverage services and outdoor entertainment and the attendant consequences of an influx of visitors may lead to properties being listed for sale and the acceptance of lower than market offers.

In my opinion, property values of homes adjacent to and along any and all of the associated access roads will negatively be impacted. In referencing LDF's immediate proposal on their own property, i.e. Wolf Den Rd, Bush Hill Rd, Herrick Rd, Hyde Rd. Woodward Rd, Fitzgerald Rd, Laurel Hill Rd. Elliot Rd, RT 6, Putnam Place Rd, and also including our neighbors of Pomfret's roads, i.e. RT 101, Kearney Fork, Kearney Rd & Youngs Rd will negatively be impacted.

In putting together a Broker's Opinion, I'm tasked with the thought as to what properties are or would be, similar to what LDF's conceptual plan under a Text Amendment would resemble. We first begin with immediate properties within the town of Brooklyn. First and foremost, there is only one comparable property here in Brooklyn and that is Paradise Drive of Paradise Lake. There are no other properties with such a setting. Scrutiny of the market for homes at or around Paradise Drive helps to inform the impact on home values of camping related activities

and how it originally came to be for the Town to, under necessity, to create and implement the current zone guidelines. (I will allow another to fully go into those details).

My next comparison, if possible, would be the Hole In the Wall Gang Organization in Eastford. Since this was a stretch. I called and spoke to a well-informed staff member to get an understanding of acreage purchased, percent usable of that acreage and what it is used for. HITWG purchased 325 acres with less than 10% allowable for development due to wetlands, ledge, zoning & special restrictions. HITWG is strictly, without exception, providing a service to children with life threatening illness with outreach to their families.

Upon disclosing my intention for coming up with a near impossible task guessing as to how LDF could compare in a reasonable unbiased way, as there is nothing remotely comparable, HITWG clearly stated they wish to not be associated in any way shape or form to seasonal glamping in Brooklyn.

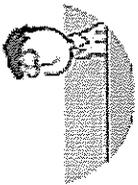
Two other such possibilities for comparison would be Sunfox Camp Ground, located in Lisbon and Charlie Brown Camp Ground located in Eastford. Sunfox amenities include a heated pool and hot tub, 80x40 event tent, basketball, RC Racetrack, 2 Volley Ball courts, a Soccer field, fishing & canoeing. Of the 80 RV sites on 60 acres, 78 are supported by dry wells. None of the 80 sites are located in or around the two ponds located on the property. (I've included a site map)

Charlie Brown Camp Ground, accommodate 80 campsites on 30 acres bordering the Natchaug River. No septic systems allowed, as the water table is too high. This property floods incredibly during seasonal down pours and nor'easters. Both camps are completely self-contained with only one access point. Traffic would affect one road, two at most before the highway.

Though I am a Realtor, I am first and foremost an advocate for the preservation and protection of our watercourses & wildlife. The immense infrastructure and necessary construction would be far too great an upset to all the natural habit surrounding the Bush Hill Pond. The Coyote, Deer, Fox, Waterfowl, Migratory Birds, Bobcat and all the like; all heavily rely their survival from this natural watercourse. It would be a great shame if this text amendment were allowed to happen.

Lastly, I've attached the many 1-2 star reviews from Yelp and Trip Advisor for FireLight Camps. Tents can be removed. The infinite infrastructure needed to support this fleeting venture cannot. I fully oppose the RA zone change under a Text Amendment.

Maria Gandy-Winslow, GRI ~ New England Homes & Fine Properties, llc



Dan B.

Paradise, PA

 31  76



5/8/2021

On our first visit, seven months after New York confronted the coronavirus pandemic, we were understanding of the staff's struggle to keep the business running. Although the bathhouses and bathrooms probably were not being deep-cleaned as often or as well as they should have been, and the tents were looking mildewy and ragged, efforts were being made, and the campers were doing a good job to keep each other safe.

Flashforward to the next season, and our visit started well. The tents were replaced or refurbished. The facilities were clean. Then, things quickly went sideways.

On our first evening, we received an email at 8:30 PM informing us that there would be a large event the next day. It was quite a surprise for those of us who had reserved our stays long in advance to hear that the owner had decided to host a five-hour comedy show for well over 100 on the site. Campers were left without a place to park, without the s'mores and drinks listening to music by the campfire for which we had paid, without clean and safe restrooms for children or unvaccinated campers, without a quiet and restful campsite. The staff were left utterly unequipped to handle the fiasco – also having been told by the owners at the last minute that the event was happening.

It is difficult to imagine that owners so willing to take advantage of their customers and their staff during the pandemic and on Mother's Day weekend can be expected to ever deliver a safe and satisfactory experience.



Michaela C.

Newport Beach, CA

👤 6 🌟 3 🗨️ 2

📅 8/8/2017

📷 2 photos

My friends and I booked 2 tents at Firelight Camps in hopes of having a fun girls weekend in the woods... Didn't turn out exactly as we'd hoped.

I'm going to start with the vandalized car because it was the nail in the coffin for us and reason why we'll never go back again.

We woke up early Saturday to enjoy the continental breakfast and coffee, which was sub-par. It was a small table with store-bought muffins, bagels, individual yogurts with a handful of toppings, a jar of uncooked oats, some fruits and hard-boiled eggs. Coffee also wasn't great and not that hot. But I digress....

Cut to, we decided to check out the spa to see if they had any available appointments for us. It's worth noting, in order to get to the spa you have to walk up to the parking lot at the top of the camp and then up another set of stairs from there to get to where the spa and hotel are. As we started making our way through the parking lot we looked towards where we parked our car and noticed some people standing around, then quickly noticed something was wrong. When we walked closer, we realized someone had bashed in 3 of the windows of our rental car!!!! (see photos). One of the workers and the owners, Bobby and Emma were standing there asking if this was our car. In short, the police had already been there and left and they said they didn't think we needed to call them again... weird. They also said the police officer stated they had another call similar to this in a different area and it was probably some college kids being dumb. We later called the police station ourselves and found this to be untrue. There had been only one report of this and it was at Firelight Camp...even weirder. One other car was also vandalized that was parked two cars behind us and only their one back window was bashed-in. The whole situation didn't feel right and it's a little difficult to believe that a random person off the street did this. If you've ever been to the campgrounds, you would know it's not easy to get to the camps parking lot. When you turn-into the entrance, you first pass the steakhouse and their parking lot, then down to the hotel and their parking-lot, THEN you go down a thin, winding gravel path that leads down to the camps lot. It's not easily accessible and definitely not a smart choice if someone is looking to do something like that

and get away quickly, doesn't make sense. Also note, our car was parked all the way in the back of the parking lot. Conveniently, there are also no cameras in that lot, only down by the main tent. The owners were nice and Bobby ended up driving us to the rental car place so we can sort everything out. After he dropped us off however, we never heard from or saw the owners again for the rest of our trip. Our car was vandalized in their parking lot, we expressed we felt unsafe and were thinking of leaving and they didn't seem overly concerned at all and never followed-up with us. I understand that it was a very unusual situation but, they didn't handle it appropriately and we were left feeling uncomfortable and unhappy.

In addition to the vandalized car (as if that wasn't enough), we ran into several other issues within the first 12 hours of our stay.

- * They couldn't put our tents together upon check-in (even though we booked together and under the same name) and were placed completely across the campgrounds from one another.
- * There are "quiet hours" which start at 11pm and they take them very seriously.
- * One of our tents was placed next to a family whom later complained that we were making too much noise at 11:30pm...on a Friday.
- * One of the workers, Tom came to our tent after the neighbor complained to tell us we needed to stop what we're doing and move to the event tent. *We were told we couldn't drink on the campgrounds due to their liquor license, which is the reason we were in our tent.* Tom said he was vetoing that so we can move to the event tent. He was not very friendly.
- * Once in the event tent, we tried playing music and Tom quickly came to shut that down. Mind you, it's pouring rain and you can barely hear each other talk in the tent, but ok we did what we were told. There was also a bachelorette party staying there that was also put into the main tent next to where we were that was told to be quiet and no music.... poor bride. We tried to enjoy ourselves, but no music, pouring rain, and having Tom constantly walk by and feeling like we were being babysat was too much, so we quickly ended our night.

So, if you're looking for an unorganized, potentially unsafe and boring campground, this place is for you! Even though the camp is marketed towards young couples, adults, BACHELORETTE PARTIES, encouraging Wine and Brewery tours and tequila bars, and minutes away from downtown Ithaca, make sure you wrap that up quickly and are in bed by 11pm. Oh and hopefully, you're placed next to people you book with and not near families and crotchety older women. Cheers.



Samantha R.

Brooklyn, New York, NY

👤 0 🌟 4

📅 4/21/2018

This is a bit overdue but now that spring is on its way, I've been looking into camping/glamping sites. I stayed at Firelights last September hoping to have a romantic weekend with my boyfriend. When we first got there to check in, it seemed like we irritated the staff by even being there. Everyone was extremely unfriendly. Noticed that all of the lounge furniture in the main part of the camp looked extremely disheveled.

Upon initially seeing our tent, it was cute -- the bedding and furniture was a little worn and dirty, but I just figured it was because we were there towards the end of the season. We went back to the main area for some hiking info and I guess the girl was too busy blankly staring at us while she was wiping down some mugs to even bother asking if we needed help. Ended using some trail brochures from a hotel in town.

At night, we went out to the bonfires and they were pretty exclusive. A tightly knit group and some guitar player took over the main bonfire. We had to sit over off to the side with a stranger that again, seemed really pissed we were even there. I went to make hot cocoa to salvage the night and when I took a sip I literally spit it out. It's supposed to be some special homemade recipe of theirs but it tastes super spicy and pretty gross. I tried to buy a s'mores kit and they were completely sold out. How do you sell out of s'mores when you are a CAMP site? There was basically nothing else for us to do and no one wanted to give us the time of day. We gave up and went back to our tent to find multiple MASSIVE spiders everywhere. It was honestly horrifying, we barely slept. As soon as we woke up we were packing to leave.

I was thoroughly disappointed. Wasn't the pinterest-esque glamping experience I had in mind. Even when I actually camp and pitch a tent myself I have never seen such large disgusting spiders. Super unfriendly staff. Overall place was pretty dirty. The showers were so disgusting that we booked a day at the spa just to feel clean again after the entire experience.

Can't believe how much money was wasted on such a lousy experience. Don't bother! Go camping on your own.



Cindy G.

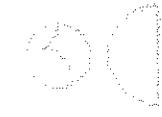
Haddam, CT

 0  2



 8/17/2015

Be careful booking! Imagine you have four children and both grandparents live out of state. Now imagine you are turning forty and your fabulous husband actually plans a special fortieth weekend glamping for you. He thinks ahead, gets the grandparents to come watch the kids and books months in advance. It's all paid for and you can't wait for your special weekend of pampering. Two weeks before arrival firelight sends an email - not even a phone call just an email saying oops! We've double booked. No room at the inn for you. What firelight?! Two weeks before? After you've already taken our money? We had local activities booked in the area that had to be cancelled. Shame on you! Too short notice for us to even find a sweet alternative. Turning forty is hard enough without you Firelight.



Pam N.

Croton-on-Hudson, NY

 0  3



7/26/2016

Beware of bachelorette parties! They advertise for these "bachelorette packages" yet don't warn guests before they book! Instead of a serene and tranquil getaway it was loud and filled with girls drinking and partying all weekend! Quiet hours were not obeyed or reinforced by the staff. Tents were not organized so that other guests could be separated from the bachelorette party. Yoga instructor never showed for the Saturday class and staff had no clue where she was or was informed that she was not coming. Was clearly a very disappointing weekend, not the getaway one would expect from seeing their website. Call before you book and make sure you get what you pay for. I think the Boy Scouts run a better camp environment by reinforcing rules and respecting other guests. Staff should also know when to stop providing drinks to inebriated guests. Policy should be updated to enforce drinking rules around the guests tent area, appropriate clothing needed in the bathroom area and the campgrounds (bathrooms are shared between men and women). You would think this should be obvious but unfortunately for the guests this past weekend it was not.



Jennifer N.

Fairport, NY

 4  3

...



10/12/2016

I've been looking forward to Glamping for well over a year and couldn't have been more disappointed by our experience a few weeks ago. The tents are incredibly close to one another and there is NO natural barrier between them as there is with traditional camp sites. We had bugs crawling in through gaps where the safari tent was attached to the poles in the ceiling, also something I've never experienced while camping in a traditional tent.

The campsite was completely full but only 1 camp fire was lit, so there was no place to sit by the fire in the evening. And as has been mentioned multiple times below, the quiet hours are clearly not mandatory, as we could hear the other campers by the campfire well past midnight. To make this even more enjoyable, our "neighbors" were laughing and talking loudly once they made it back to their tent at around 1:00 am.

I tried really hard to enjoy this experience that I shelled \$200/night for but ended up wishing that I had just rented a traditional campsite elsewhere for a fraction of the cost.



A M.

Rochester, NY



7/2/2016

Disappointed. We wanted to love Fire Light but unfortunately we were left feeling let down. The idea is a nice one and some of the details charming but the tent had easy access to chipmunks who were in our tent rummaging through garbage that has been left in the waste basket from the previous guest and even after we took it to the central garbage they kept coming back in all day and night. We also had something nesting in between the layers of canvas at the roofline that made noise all night and ran above our heads. We did not get any sleep. We could hear the noise from the main campfire area as well as our too close for comfort tent neighbors on both sides. We had asked for a secluded tent and were given tent #5 per the advice of the front desk. It was NOT secluded. The bathhouse shower area was not clean and had mildew and mold on the shower curtains and bugs on the ceiling and walls. It was not kept tidy. We left early the next morning after our small GF breakfast of a tiny piece of GF bread and a yogurt.



Jennifer W.

Brooklyn, NY

📧 0 🌟 6



7/31/2015

High hopes, a bit dashed. This was our first experience "glamping", having previously utilized more traditional campsites. We wanted to still be outdoors, enjoy the stars, nature, and some peace, while having a more comfortable place to sleep. Unfortunately, that's not what Firelight was able to provide.

Starting with the positives. The canvas tents were comfortable and well-appointed. The visual aesthetic of the campground was lovely, with soft glowing lights and two campfires. The bathhouse and showers were well-designed and functional.

The largest issue is the noise, and it's hard to pinpoint whether it's Firelight's issue or can be laid at the feet of the type of people "glamping" attracts. Firelight serves a complimentary happy hour from 5:00 to 6:00 pm, and on the first night of our stay, the people around the campfire were pretty well drunk, obnoxious, and loud. It seems clear that many of them had been over-served at the bar. We chose to sit at the second campfire, but since it's only twenty feet away, there was no peace and quiet to enjoy. The third night of our stay, a huge crowd gathered in the main tent and got louder and louder as the night progressed, several hours past the camp's 10:00 noise guideline. At checkout, the man at the desk asked me if it was campers or people from the nearby resort (as if I'm supposed to know who's who), which is when I learned that Firelight allows people from the La Tourelle resort on the same property to utilize their facilities (but apparently not heed the camp's guidelines).

I lived in Ithaca for several years a while back, so I'm aware of the type-B, laid-back pace of many of its residents. However, a bit of urgency from the employees would have been appreciated. They moved at a snail's pace, so the bathroom was constantly out of towels, the breakfast foods and coffee not replenished quickly, and the waste bins in the bathroom overflowing. There was a giant smear of what I hope was dirt from the contractors (yes, contractors... we'll get to that) on the back of a bathroom door for three days, so cleaning was not a top priority.

Firelight is as pricey as any bed and breakfast, but without the more scrumptious breakfasts that most B&Bs offer. Breakfast was the exact same thing three days in a row. Bread, muffins, yogurt, and a tiny bit of fruit (if it was refilled). As one of the owners is a former Food Network competitor, there was a higher expectation for the food (especially for the price of our stay).

Which brings us to the contractors. A new shed was being built, so there was hammering in the morning. Contractors were also constructing pathways around the bathhouse, which sometimes impeded access to the facilities. If you are going to be doing work on the campground, some options are a) inform people of the dates that work will be done so they can decide if they still want to book, or b) offer a discount during that time.

Dogs are allowed on the property, but not everyone curbed them. One person did pick up their dog's waste, but then didn't know where to dump the baggie, so left it sitting on the porch of the bathhouse. Gross.

The website advertises propane heaters in the tents, but I guess they don't put them out in July, even though one of the nights was very cold.

There were also a fair amount of smokers, not all of whom adhered to the camp's guidelines about where smoking is allowed.

Overall, some of what made the stay uncomfortable was just the basic inconsideration of the other guests. However, there is plenty of room for Firelight to make some small fixes -- more urgency in keeping things up to snuff, enforcing the noise rules, not over-serving obviously inebriated guests -- that could make it a great experience.

Jana Roberson

From: mwins@charter.net
Sent: Tuesday, November 01, 2022 10:47 PM
To: Jana Roberson
Subject: FW: Firelight Camps Trip Advisor Reviews
Attachments: image002.jpg; image004.jpg; image011.jpg; image012.jpg; image014.jpg; image018.jpg; image019.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached reviews. Again, just a handful.

All best,

Maria Gandy-Winslow, GRI
New England Homes & Fine Properties, LLC
Broker, Owner
860.779.1099
860.455.5541 cell

From: swins@charter.net
To: mwins@charter.net
Cc:
Sent: Monday October 31 2022 7:30:02PM
Subject: Firelight Camps Trip Advisor Reviews



bomeal wrote a review Sep 2016

📍 LaFayette, New York • 1 contribution • 2 helpful votes



Another beware of bachelorette parties

"I just read another review spot on describing our night here. The quiet hours were not enforced. I even went to the main tent at 1:00am Monday morning to ask to please at least turn down the music . The man politely acknowledged and about thirty minutes later we awoke to Fetty Wap thumping louder and the drunken girls party raging on. So instead of our quiet night away we are currently up at now 1:40 am writing about our stay. I expect the owners make this right."

Read less

Date of stay: September 2016

Trip type: Traveled as a couple

This review is the subjective opinion of a Tripadvisor member and not of Tripadvisor LLC. Tripadvisor performs checks on reviews.



Helpful



Share



PSN10 wrote a review Jul 2016

3 contributions • 14 helpful votes



Beware of Bachelorette Parties!

"Beware of bachelorette parties! They advertise for these "bachelorette packages" yet don't warn guests before they book! Instead of a serene and tranquil getaway it was loud and filled with girls drinking and partying all weekend! Quiet hours were not obeyed or reinforced by the staff. Tents were not organized so that other guests could be separated from the bachelorette party. Yoga instructor never showed for the Saturday class and staff had no clue where she was or was informed that she was not coming. Was clearly a very disappointing weekend, not the getaway one would expect from seeing their website. Call before you book and make sure you get what you pay for. I think the Boy Scouts run a better camp environment by reinforcing rules and respecting other guests. Staff should also know when to stop providing drinks to inebriated guests. Policy should be updated to enforce drinking rules around the guests tent area, appropriate clothing needed in the bathroom area and the campgrounds (bathrooms are shared between men and women). You would think this should be obvious but unfortunately for the guests this past weekend it was not."

[Read less](#) ◀

Date of stay: July 2016

Trip type: Traveled with family



Thomas P wrote a review Jul 2020

1 contribution • 2 helpful votes



July Visit/Third Time Staying

“Extremely disappointed in this visit. We understood there would be some changes because of COVID-19, but the level of customer service has gone down. Staff seemed less friendly and engaged. Bathrooms were not cleaned well and the complimentary breakfast was plain horrible. Possibly ownership is spending less time on the property. Such a shame.”

Read less ▲

Date of stay: July 2020

Trip type: Traveled as a couple



njb wrote a review Nov 2019

1 contribution

•••



Soooo COLD

"I have very mixed feeling about Firelight Camps. On the one hand, it was a different sort of experience than the usual hotel, our tent was nicely furnished, and the complimentary breakfast was nice. On the other hand, our tent was a little on the dirty side (a dead bug hanging from the ceiling, dead bugs under the bed), the restrooms were a bit of a walk from the tent, and the showers were on the dirty side. We also arrived a little late (~8:00pm, I think), and no one was to be found in the lobby tent for a good 10 minutes. BUT there were two big issues with our stay: 1) We had very loud neighbors, and tents are obviously thin-walled, and 2) IT WAS FREEZING. I get that they have special heat-conserving blankets, and I overheard that they used to have heaters in rooms but now they don't due to fire code, but in mid-October, it was in the 30sF, and it was uncomfortably cold, even with two in the bed. For the price (similar to a decent hotel), we were disappointed in the situation (granted, they tell you up front on the website that there is no heating, but make it seem like it's no big deal; let me tell you, it is!). Though just my opinion, it seems unsafe, particularly for vulnerable populations, to be exposed to these temperatures all night."

Read less ◀

Date of stay: October 2019



Rooms



Sleep Quality



Service



Jilia904 wrote a review Jun 2018

📍 Cape Vincent, New York • 2 contributions • 3 helpful votes



Glamping at Resort Prices

"I wanted this to be more than what it was. The tents are nice and the bed is super comfy. The meeting area is nice but not as pictured. The bar is extremely pricey. The rate they are charging is over priced for what you get. The bathrooms were dirty, showers had used hair ties walls of shower were dirty, hair on sink. Overall the tents and check in area are Glamping and the bathrooms and meeting areas are camping. Don't pay the price... go camping to a State Park."

[Read more](#) ▼

Date of stay: June 2018



denrus wrote a review Aug 2020

1 contribution • 1 helpful vote



Disappointed

"The shower rod fell on me as I tried to close the curtain... shower doors are revealing as is one of the bathroom doors... our tents power went out... and wasn't numbered. Over priced. Tent had mildew."

Read less

Date of stay: July 2020



Cleanliness



Value



Service



Karen S wrote a review Jul 2020



📍 Orchard Park, New York • 6 contributions • 2 helpful votes



Over priced

“Have stayed here a couple of tears ago. Place is run down since then, poor maintenance of grounds, tents have mold and mildew on them. Bathrooms are clean and nice. You can only drink your own alcohol in your tent not on the grounds. To me it is a poor value and will not go there again.”

Read more ▼

Date of stay: July 2020

SUNFOX CAMPGROUND

15 Kenyon Rd. Lisbon CT 06351 (860) 376-1081

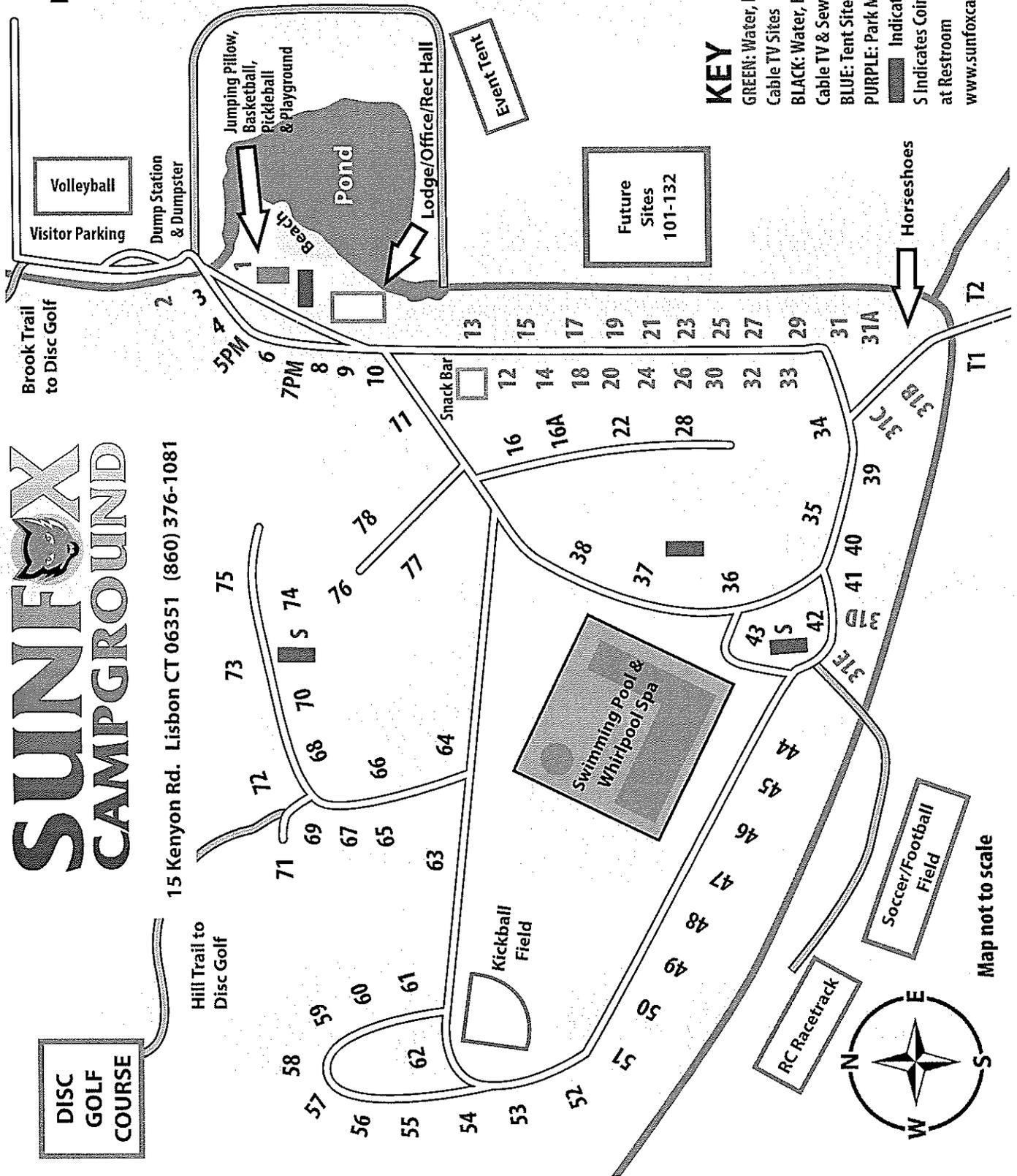
DISC
GOLF
COURSE

Hill Trail to
Disc Golf

Brook Trail
to Disc Golf

Entrance

Wagon Rides
& Hiking Trail



KEY

- GREEN: Water, Electric & Cable TV Sites
 - BLACK: Water, Electric, Cable TV & Sewer Sites
 - BLUE: Tent Sites with No Utilities
 - PURPLE: Park Model Rental Units
 - Indicates Restroom
 - S Indicates Coin Showers at Restroom
- www.sunfoxcampground.com

11/1/22

RECEIVED

NOV 2 - 2022

To whom it may concern;

I am writing this letter of support for the plans being proposed at The Little Dipper Farm(ZRC22-007), to include outdoor recreational use of their space, and all other proposed plans to have this unparalleled landscape dedicated to the growth and support of our living lands and the wellbeing of people who will visit there.

I offer this support based upon my direct experience with the owners, my direct experience on the property, my experience living in this area for the last 21 years, and my professional opinion as a psychologist with a 25-year career in the field of mental health and wellbeing.

I have had the privilege to meet and work with the Little Dipper Team over the past six months. I have taught yoga and meditation classes at the farm to a small private group through the summer months, and generously, Venus and Lori supported my fundraiser for cancer treatment. In addition we have attended community events that are both educational and connect us to a broader group of residents in our area we may have never met. Finally, my husband, Mike Morrill, worked with the team at Little Dipper to give 3 busloads of children from Killingly Schools the opportunity to apply their classroom experiences in science and sustainability to the real-world classroom at Little Dipper. Hosting these types of events demonstrates to the true spirit and intention of Little Dipper Farm.

These are individuals who have applied their talents and resources to offer people a refuge. A chance to move away from our devices and experience all the glorious beauty of the Quiet Corner. I spent many years of my career running the Counseling Services at the University of Connecticut, and now serve as the Assistant Vice Chancellor of Campus Life and Wellbeing at the University of Massachusetts. My main goal at UMass is to develop our Outdoor Adventure and Education program, precisely because we are in a mental health pandemic. The research on this matter is undeniable, and points to the fact that reconnecting with the natural world is a significant balm for the chronic anxiety plaguing our communities.

I look forward to Little Dipper Farm becoming a resource. The team there has actively worked to engage members of the community, and to build a network of opportunity for those interested in hope and positive growth for this area. If we are interested in the health of our community, investing in and supporting Little Dipper is an active step in that direction which I hope you will take.

Sincerely,

Elizabeth J. Cracco, Ph.D.

Attn: Planning and Zoning Commission
Re: Little Dipper Farm
November 2, 2022

RECEIVED
NOV 2 - 2022

My name is Jennifer Nemeth, I live at 131 Day Street, and my husband Matt and I own and operate The Ice Box and Sütő at 17 South Main Street.

I am speaking to the commission this evening in support of Little Dipper Farm's (LDF) request to revise "ZRC 22-007: Revision to the Residential-Agricultural Zone to allow Glamping as a Special Permit..."

I am a lifelong resident of Brooklyn, and I have seen this town go through many changes. Some of those changes are specific to the open land that I knew as a child. My own street for example saw its open land give way to rows of cookie cutter houses. I know this has also been the case on South Street and many others across the board as open farmland was sold to contractors and developed.

There are still acres and acres of open land, however, and much is still being farmed by generational families. What happens to that land when the last generation no longer wants to/can no longer farm? We can only hope that the purchaser of the property will have a plan that includes preserving the open spaces and honoring the land like the folks at LDF do.

Over the past year we have gotten to know Lori and Venus, as well as Brian their executive chef, and the farm manager Sara. We also know local community members who are now employed by the farm. They have explained their vision and hopes for the property as well as their desire to be a part of making Brooklyn the best little town it can be.

I have also read, and respect the concerns, of neighbors to the property.

Part of the concerned raised is that what is being allowed at the LDF property could be used and misused at other locations around Brooklyn. I would respond by saying that I'd hope that the ZEO and P&Z in general would/should be able to enforce any potential misuse of that act as well as others so it shouldn't be a concern of the public. The requirement to monitor and enforce any issues would be dealt with by the town, and not private citizens. I am certain the representatives of this town would never let a "tent city" that was presented in the photos come to fruition. To present that photo as a warning for the future of Brooklyn is a false comparison, if you ask me. We are certainly not perfect, but we do have our act together more than that.

Bottom line we shouldn't limit LDF in their endeavors because of "what ifs with potential other locations."

Instead, we should embrace the lovely folks at Little Dipper Farm and help them as they preserve the beautiful property we all know and love. Any changes or additions that are made will only enhance our town, our local economy, and our community.

I thank you for your time and consideration this evening.

Jenn Nemeth

KAREN JOHNSON
1819 UPPER MAPLE STREET
DAYVILLE, CT 06241

RECEIVED
NOV 2 - 2022

November 2, 2022

Michelle Sigfridson, Chair
Brooklyn Planning & Zoning Commission
4 Wolf Den Road
Brooklyn, CT 06234

RE: ZRC 22-007 Revisions to the Residential-Agricultural Zone to allow Glamping

Dear Chair Sigfridson & Members of the Commission

I am writing in support of the proposed request to allow Glamping as part of the permitted uses in the RA Zone. I represent Linda and Steve Trahan and their family members who reside on Maynard Road in Brooklyn and are life long members of Brooklyn and care very deeply about the fabric of this community.

As some of you know, I previously served as Town Planner and under my tenure, the first Conservation and Open Space Plan was adopted 30 years ago. This plan was a collaborative effort between Steve Broderick, Don Francis and members of the Conservation Commission. The basic premise of this plan is incorporated in the current Plan of Conservation and Development ("POCD"), specifically the notion of prioritizing overlapping critical resource areas for preservation. The plan also outlined suggestions for fostering active agricultural operations and many of these initiatives have been implemented.

The current POCD ("POCD") outlines objectives and key priorities for Agriculture on Page 18, including:

- 1) *To preserve key important farmland areas*
- 2) *To promote viable agricultural clusters*
- 3) ***To promote economic and environmental sustainability of agriculture***
- 4) *To resolve conflicts between agricultural and non-agricultural land uses*
- 5) *To serve as a conduit for agriculture issues between agencies, boards, commissions, elected officials, and local farmers*

The question before you this evening is does the proposed text amendment further these goals? To answer this question, it is helpful to understand more about Agritourism and agricultural preservation? Agritourism is a relatively new concept, Connecticut has not defined this term but an Office of Legislative Research Report, states:

“Agritourism” According to its report on agritourism, the National Agricultural Law Center says any definition of agritourism should include that it:

- *combines elements of the tourism and agricultural industries;*
- *attracts members of the public to visit agricultural operations;*
- *provides recreation, entertainment, or educational experiences for visitors; and*
- *may increase farm income.*

The critical goal from the POCD is:

To promote economic and environmental sustainability of agriculture!

I submit that the key to agricultural preservation is to provide alternatives to traditional farming. Successful agricultural operations in Brooklyn have survived in part due to legacy farms (Ennis Family) and diversification of ‘crops’ i.e Christmas Trees (Allen Hill Tree Farm) and Bison (Creamery Brook Farm). Another much more lucrative cash crop for larger parcels along the eastern edge of town has been gravel. Fortunately, options existed that worked for these farms. The sale of Hillandale Farm reignited this conversation about how to sustain agriculture in Brooklyn. Jimmy Booth and his family valiantly carried on the family legacy for as long as it was sustainable; and then it was not, and they sold the farm to an incredible family with local ties who know and love the property. The model for sustainability requires new ideas!

The POCD states under Agriculture (Page 18), ***“Surveyed residents consistently cited farmland preservation, the rural quality of the Town, and agricultural heritage as very important priorities.”*** Other less tangible agricultural preservation benefits are related to the above which may be more about the vistas and the ‘idea’ of farming. We love driving by grazing horses, well-manicured pastures and stone walls lining scenic byways. What most do not appreciate, is the effort and cost of maintaining these properties. This passive agricultural experience can also become an active experience - and that is the benefit and the connection for Agritourism; the opportunity to be part of the farm environment, stay on the land and directly observe the daily operations of farmers. Camping allows for participation in an environment that most cannot experience every day - as a tourist, I have ‘glamped’ in Tanzania on the Serengeti and in Chile at the base of Torres Del Paine in Patagonia. These experiences provided a deeper understanding of the environment and the local culture.

As a founding member of the Last Green Valley (then the Quinebaug-Shetucket National Heritage Corridor), we wondered if we would ever regret sharing our beautiful quiet corner with the rest of the world! The conclusion is we must share these resources and educate communities to foster preservation. Now is a pivotal moment in the effort to save these agricultural lands - because there will be change to these farms, it is undeniable. The concept before you provides another tool to continue the legacy that was started a century ago. Lori and Sara of Little Dipper Farm presented to the Agricultural Commission in August, a citizen comment was made that the Booth’s didn’t need glamping! Very interesting in that the Booth family used many options available to them to sustain the farm over the years, a woolen mill and clothing manufacturing, The Golden Lamb restaurant and the many events held there, the

sale of agricultural development rights, a horse feed business initiated by Jimmy and his brother, an excavating business, home heating service business, and there may be many more. The legacy of the Booth family is in the property, it's in the barn, it's in the historic home - the question is how do you sustain this? I submit the answer to how you sustain farming, the idea of farming and agricultural lands in Brooklyn - is not the same answer for every property. The answer for the community is that you must provide options and each landowner may decide what is best for them and their long-term business model - do not be confused - farming is a business - and if you want these beautiful vistas, stone walls, grazing horses and well-manicured pastures to remain part of this community's fabric - you must provide options!

Respectfully submitted,

Karen Johnson

Karen Johnson, AICP

Copy To: Jana Butts Roberson, AICP

Little Dipper Farm

RECEIVED

NOV 2 - 2022

~~This will create~~

I see how this creates jobs, but does it generate revenue?

Lodging tax?

Occupancy fee?

Hotel tax?

\$1/person/night tax?

Thank you,

Nathaniel Aaronis

125 acres yet only

200 ft from property line.

I live next to an air B&B

property which has a pool

pretty much in my backyard.

Super annoying, noise, language

not appropriate for my kids.

If 125 ac is why not

say 1000 ft from property

line.

Thank you,

Nathaniel Aaronis

RECEIVED

NOV 2 - 2022

Public Hearing on Revisions to Residential-Agricultural Zone to Allow Glamping
Comments to Brooklyn Planning & Zoning Commission on November 2, 2022

Good evening. My name is Debbie Cornman, and my husband and I have resided on Bush Hill Road in Brooklyn since 1984. I raised both of my children here.

As a side note, for those who are curious, I am one of the people who edited and helped pay for the ad in last week's Turnpike Buyer. I just want to be transparent.

I appreciate the opportunity to speak to you.

Our Zoning Regulations state and I quote, that the "Zoning Regulations for the Town of Brooklyn, Connecticut were adopted to:

1. protect the public health, safety, convenience, and property values;
2. lessen congestion in the streets;
3. secure safety from fire, ... and other dangers;
4. promote health and the general welfare;
- ...
5. prevent the overcrowding of land;
6. avoid undue concentration of population; and
7. facilitate the adequate provision for transportation, water, sewerage, ... and other public requirements."

My question to the Commission is how is modifying Residential-Agricultural Zones to include commercial ventures – specifically commercial glamping - consistent with your mission and your obligation to protect the residents of Brooklyn?

You are charged with protecting our public health and safety, but permitting commercial glampgrounds actually increases the risks to our health and safety unless there is strict and adequate enforcement of the regulations, which is highly unlikely. We simply don't have the resources to do that in our town.

First of all, who will ensure that no more than 250 guests are at the commercial glampground? Who will actually count the number of guests and then enforce the maximum? Do you think that hired staff are going to do that – that they will keep track of everyone who is there and then throw people out? Unlikely.

With the possibility of 250 people coming into town each day – more than that if there is more than one commercial glampground in town - how are you going to prevent theft, vandalism, and trespassing?

And what about glampers carrying guns and mixing that with alcohol? The zoning change allows the sale of alcohol at the glampgrounds.

And is hunting going to be permitted on the land? If so, who is going to ensure that guests follow safe hunting practices, which will be especially important because Little Dipper Farm's land abuts residential property?

We currently have one resident trooper, which is wholly insufficient now. How will he or she be adequate with the addition of commercial glampgrounds. When my security system went off a couple of years ago, it was two hours before the trooper arrived – plenty of time for the burglar to sit down, have a meal, and then steal everything in my house. How is this going to work when hundreds of additional people come through our town each week? Will the town hire more troopers at a cost to the taxpayers? Unlikely.

I have always felt safe living here and taking walks in my community. But I won't if this requested zoning change is passed. There will be hundreds of strangers coming into my community, the vast majority of whom will be law-abiding citizens but not all. Compound that with the substantial increase in traffic, and I will no longer feel safe walking down our narrow country roads. People already speed down these roads, but when you increase

that by hundreds of additional cars and drivers who are unfamiliar with the roads, that is simply a recipe for disaster. My neighborhood and other neighborhoods like it will no longer feel or be safe.

Again I ask, how is this zoning change protecting our public health and safety, which is your obligation according to your own Zoning Regulations?

How is this zoning change going to keep us safe from fire? Who is going to oversee where campfires are built or cigarette butts are thrown? Who is going to ensure that no one lights a campfire when a ban on outdoor fires is in effect because of drought conditions? Who is going to make sure that campfires are adequately extinguished at the end of a camper's stay? Are we going to trust that an out-of-state glamping company will enforce this and protect us? Because that is who is going to run Little Dipper Farm's glampground, according to them – a company called Firelight Camps out of Ithaca, New York. Do we believe that they will enforce this from afar? Unlikely.

There will undoubtedly be more fires if this text amendment is passed. Is the town going to hire paid firefighters because of the challenges of getting additional volunteer firefighters? That is going to cost the taxpayers money, which makes it unlikely.

Again I ask, how is this zoning change protecting our public health and safety, which is your obligation according to the Zoning Regulations?

In addition to our physical health and safety, what about our mental health and well-being? Aren't we entitled to peace and quiet in our own homes? This zoning change will allow "glamping units" and "glamping-related buildings." This means the potential for concerts with amplified sound, parties, and other events close to people's homes. The noise will be loud and disruptive. How will decibels be measured and controlled? How late into the night will noise be permitted? Who will ensure that any regulations about noise will be enforced? Will the staff who reside on the property do that? Unlikely.

This is a very risky experiment. And we are not talking about doing it on a small scale but on a very large scale. Usually when you invest in a new venture, you start with a small pilot project to see if it is feasible and a good fit. But the first time that we are going to this in our town, we are going to do it on a large scale. We are talking about glamping on 125-acre parcels in at least 8 potential locations. The way that this amendment is written, there is the potential for not a handful of glamping units but well over a 100. If this doesn't go well, there is no turning back.

I moved to this area to be free of commercial endeavors. This is clearly a commercial operation to make money, and we are not zoned commercial. This proposal is not about agriculture or preserving the land. It does not benefit the residents. My property borders Little Dipper Farm. My peace and serenity, my privacy, and my safety will end if this text amendment is passed and glamping is permitted. And my property value will plummet, which on the positive side means I will be paying lower property taxes, but I will lose money if I ever try to sell my house. But this is less about my property value and more about our quality of living and the character of our town. I value the beauty and tranquility of the land here, and I don't want to see that destroyed with the addition of what is basically one or more commercial resorts.

I know that the lawyer for Little Dipper Farm has tried to discourage you from making a decision based on the opinion of the residents, but you are here to look out for the town and for us. Simply put, this text amendment is not good for Brooklyn, and I strongly encourage you to think about your obligation to protect our health and safety, and vote against this zoning change.

Thank you for your consideration.

Submitted by Debbie Cornman, 66 Bush Hill Road, Brooklyn, CT.

RECEIVED

NOV 2 - 2022

November 2, 2022

Norman Berman
98 Bush Hill Road, Brooklyn, CT

I grew up on a 60-acre farm in nearby Moosup. I returned to CT after working and living in the Boston area for over 50 years. I'm here tonight to join with many of my Brooklyn neighbors in opposing a zoning change that is unnecessary, offers no benefit to the town and poses a serious threat to the town's beauty, character and wellbeing.

The proposed amendment seeks to introduce something new and untried. Not residential, not agricultural. But you are being asked to redefine RA zone to help install a fast-growing part of the hospitality industry on our beautiful, local farms.

An article appearing in a Cornell's Hospitality School's journal, is entitled **Glamping: The Present (and Future) of Alternative Lodging** - August 6, 2021 by Amanda Hartman '22(CHE)

"In the last few years, an unlikely marriage has occurred between nature and luxury that has spurred an entirely new industry (and word): 'glamping'."

In that article, the Founder and CEO of Firelight Camps, a glamping company, acknowledged the difficulty of shoehorning commercial luxury campgrounds into an established zoning plan. He said:

"We've been in front of many state and municipal planning boards who don't know what to make of us. We get questions like, 'Is this a hotel? Is this a resort? Is this a campground? Is this a motel?' The way the zoning laws are written makes it so that Firelight Camps doesn't cleanly fit into any of those categories, which can slow down approvals processes."

Tonight, you are being asked to change the rules to accelerate the approval process based on the absurd notion that luxury and nature somehow go together. The applicants are trying to forge a connection between glamping, camping and agriculture – that's nonsensical.

One writer for a camping organization captured it in a nutshell:

"For all of its pros, we can't say that *glamping* is camping in any way, shape, or form. Comparing camping to *glamping* is like comparing kayaking down a stream to taking a cruise down that stream in a luxury ocean liner. When you are glamping, you are essentially a client at a high-end resort."

Literature in the hospitality industry is full of market research and articles about how to become a player in the fast-growing glamping business.

Just two weeks ago an article appeared in Advanced Outdoor Solutions entitled:

Tapping Into the Growth of the Glamping Industry by Kathleen Walsh October 12, 2022

“Now is absolutely the best time to expand into the glamping industry, as the market size has continued to grow steadily. The US glamping market is expected to grow from \$569 million in 2020 to \$1.5 billion in 2026...

Research suggests that glamping appeals primarily to those between 18-32 years of age due to **the illusion** of being in the great outdoors or isolated from the modern world, while still maintaining access to the luxuries of home.”

Why include events in a zoning provision focused on alternative lodging? The answer appears in the same article.

“Another rising trend in the world of glamping is the increased popularity of outdoor music festivals. ... Younger people are particularly interested in communal glamping options that allow them to be around their friends in cabins, pods, tents or yurts around a common area that allows for socialization.”

What is worrisome is how the “luxury” and amenities that are the very essence of glamping are going to be supplied to glamp grounds on local farms. The answer is infrastructure.

Roadways, drainage, electricity, communications, lighting, heat, air-conditioning, bathrooms, running water, showers, sewers, waste disposal, linen service, restaurants and bars, TVs, entertainment, events, and housing and physical plant required to support and accommodate necessary staff. All these things are needed to provide the resort-style luxuries to commercial, luxury campgrounds. And all these things are irreversible - once infrastructure is built – it stays.

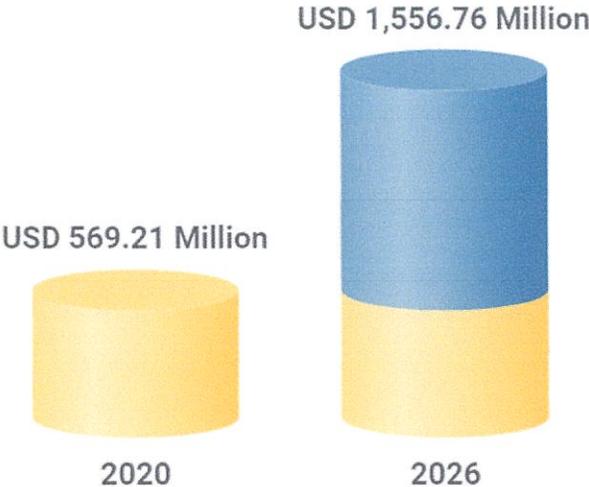
Glamorous camping has nothing to do with agriculture, and very little to do with camping. It has everything to do with the hospitality industry, commercial resort lodging, outdoor concerts, and the extensive infrastructure necessary to support them – none of which belong within Brooklyn’s residential or agricultural zones.

This proposed change in RA zone does nothing to (a) protect the public health, safety, welfare or property values - just the opposite and (b) does nothing to help attain the purposes of the Brooklyn Plan of Conservation and Development.

I urge you to reject this amendment.

U.S. Glamping Market

Market forecast to grow at a CAGR of 18.3%



<https://www.researchandmarkets.com/reports/5511433>

RESEARCH AND MARKETS
THE WORLD'S LARGEST MARKET RESEARCH STORE

CAGR = Compound Annual Growth Rate

Information about Glamping Sites and Units
(based on information provided in Little Dipper Farm application)

RECEIVED

NOV 2 - 2022

Maximum of 250 lodging and event guests on a glampground.

One glamping site per acre (43,560 square feet). Maximum of 125 glamping sites.

No glamping site shall be designed to accommodate more than 12 persons. (If there are 3 units on the site, that is 4 people per unit.)

One to three glamping units per glamping site. "A glamping unit is a lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to safari tents, yurts, teepees, hard-sided structures, small cabins, and other similar structures.)"

No more than 50% of glamping sites shall accommodate more than one glamping unit.

Glamping sites with one glamping unit shall be a minimum of 1250 square feet.

Glamping sites with two glamping units shall be a minimum of 1500 square feet.

Glamping sites with three glamping units shall be a minimum of 1750 square feet.

No glamping site/unit shall be located within 300 feet of the fronting street that provides access to the glampground facility.

125 acres used for glamping sites:

- 125 glamping sites
- 63 sites with one unit
- 62 sites with three units
- Total: $63 + 62 \times 3 = 249$ units (maximum allowable on 125 acres)

100 acres used for glamping sites:

- 100 glamping sites
- 50 sites with one unit
- 50 sites with three units
- Total: $50 + 50 \times 3 = 200$ units (maximum allowable on 100 acres)

62 acres used for glamping sites:

- 62 glamping sites
- 31 sites with one unit
- 31 sites with three units
- Total: $31 + 31 \times 3 = 122$ units (maximum allowable on 62 acres)

40 acres used for glamping sites:

- 40 glamping sites
- 20 sites with one unit
- 20 sites with three units
- Total: $20 + 20 \times 3 = 80$ units (maximum allowable on 40 acres)

"Glamping units shall not exceed 18 feet in height." – A 2-story house with average height ceilings is 18-20 feet tall.

"Up to five structures may be provided for Glampground staff accommodations onsite." – Are these houses? How close will they be?

Little Dipper Proposal Public Hearing 11/2/2022

1. **Traffic/Safety**– Bush Hill Rd and Wolf Den Rd, are narrow scenic roads and only 18' wide in some places that carry's currently about 500 cars/day.

- The Commercial Luxury Camping venue has a proposed capacity of 250 people and that number could double including people participating in other activities or going to the 100 seat restaurant on the property.
- This development could easily increase the traffic count by 30% or more on roads not designed for this much traffic and would add more large trucks to the roads.
- Even in the developed commercial zone along Rte. 6 a proposal that would increase traffic by 30% or more would unlikely be approved there let alone in an RA zone.
- We have personally observed several close calls with both trucks and cars on Bush Hill Rd. In one incident an 18 wheel tractor trailer had to swerve onto the soft shoulder to avoid hitting oncoming traffic and came within a few feet from rolling over.
- There will be additional road maintenance as the pavement is already starting to crack and deteriorate in multiple areas on the road.
- Adding additional alcohol sales on site in addition to the existing restaurant will also lead to more safety issues.
- Unfortunately there have already been two traffic fatalities 1 each on Bush Hill & Wolf Den Roads.
- Additional Commercial Luxury Camping developments in an RA zone that would be allowed if this application were to be granted will bring all of the same concerns/impacts to other areas in Brooklyn.

1. **Noise** – My understanding is that the standard for noise is 70 decibels at the property line.

How will this standard be met with:

- Amplified music events with as many as 250 – 500 people participating in multiple activities/events on the property at the same time including the 100 seat restaurant.
- What is the capacity limit on music events and the total capacity on the property
- What other unknow events are planned that we are unaware of at this time
- Who is going to monitor and control the enforcement of our right to quiet enjoyment of our properties

2. **Litter** – there is already an existing litter problem in this area.

- Large bags of trash/garbage, nip, energy drinks, beer cans, wine bottles, fast food trash including large numbers of coffee cups.
- Clean up on Earth Day this year yielded a significant amount of trash being collected.
- The litter issue will continue to increase with the proposed development
- Who will be responsible to pick it up on a regular basis

The extreme increase in population density, congestion, traffic, noise and all of the other concerns you will hear tonight raises many valid concerns that need to be considered in this matter as called out in the regulations before any decision can be made.

Of note recently an application for an apartment complex in a commercial zone along Rte. 6 by CVS was not approved. So the question is if a softer use like residential apartments wasn't approved in a commercial zone. How can a large and intrusive commercial development with so many undefined controls be approved in an RA zone.

This development will clearly destroy the character of such a scenic area and specifically an iconic property that is listed on the historical register and already has development right restrictions in place that were purchased by the state. If approved it could change the character of the entire town.

We would urge the board to not approve this proposed development in an RA zone that has nothing but downside for the town.



Jim & Kathy Doherty
44 Bush Hill Rd
Brooklyn, CT 06234

RECEIVED

NOV 2 - 2022

01:45:18 course1: Can we have a referendum?

01:49:22 course1: To reach the community, a special mailing could be sent to all residents.

04:08:18 Dalia Belliveau: My name is Dalia Belliveau, I submitted my letter to oppose. I have lived in Brooklyn for 43 years on RTE 169, near Lapsy Apple Orchard. There has been an increase amount of traffic and many people that used to walk 169 now walk on the back roads. One police officer is not sufficient. The roads will have to be widen. My entire concerns have been submitted.

RECEIVED
NOV 10 2022

8 Woodward Rd
Brooklyn, CT 06234
November 10, 2022

To: Brooklyn Planning and Zoning Commission, Michelle Sigfridson Chairperson

Re: ZRC 22-007 Revisions to Residential-Agricultural Zone to Allow Glamping

Public's Perception that Proposed Text Amendment Applied to Little Dipper Farm ONLY

Dear Commissioners,

The minutes of the November 2, 2022, Public Hearing jogged my memory that Mr. Fitzgerald stated that the people in the town may have misunderstood or not been informed at all, regarding the proposed text amendment - that it affected the entire town's R/A Zones (87% of the town) and not just The Little Dipper Farm.

Ms Sigfridson stated that publication of the Legal Notice specified the RA Zone and did not single out one property. If the public doesn't read the paper or doesn't attend the meeting, she didn't know how else to inform them. Ms Sigfridson also said that continuing the public hearing to November 15, would allow the public another opportunity to be heard.

I can easily understand why people might believe that LDF was the ONLY property involved. I counted 22 times that Little Dipper Farm was specifically named in the whole text change application packet. It would be perfectly understandable to read "Little Dipper Farm" a half a dozen times and infer that the change only affected LDF. The way Dr Poland wrote his introductory and justification letters does lead one to believe that LDF is the only property in contention. He never said it was the only one, but by referencing LDF so many times, it understandably could lead people to think this.

Informing the public is a challenge to be sure and I believe Mr Fitzgerald's concern is a valid one. In my opposition role, I have repeatedly encountered that people believed the text amendment pertained to The Little Dipper Farm only. When they were informed that it was for all RA Zones, their concern went way up.

When there is a Public Hearing for a **Special Permit**, the applicant must erect physical signs to inform the community of the Public Hearing. In the situation where **Zoning Regulation changes** are involved, the public's need to know is even more important because it impacts so many more citizens. Signs should also be required. This time though, in several locations about town. I think this would help.

I strongly suggest that this situation be taken seriously, and a solution found. It is important that all the town have an opportunity to understand and speak on matters that affect them.

Sincerely,
Jacqueline D Iglizzi

RECEIVED

NOV - 7 2022

November 2, 2022

Good Evening.

My name is Jacqueline Iglizzi. I live in Brooklyn on the corner of Wolf Den and Woodward Roads.

I am asking you to REJECT the proposed text amendment.

I will be sharing with you how permitting glamp grounds in the Residential Agricultural Zone will impose financial burdens onto the town's taxpayers and to the town of Brooklyn overall.

I will also point out how approving this text amendment is in direct conflict with the statutory purposes of Brooklyn's zoning regulations.

We've heard tonight that glamp grounds will bring tourism dollars into Brooklyn. But let's be clear things aren't always what they seem. When it comes to the Town's budget, it depends on only 2 things, revenues, and expenses. Tourism dollars will directly contribute to the State's coffers through the collection of income and sales taxes. In the case of income taxes, it may not even be Connecticut that receives the lion's share. Out of state campground management companies will send their profits back to the state where their headquarters are located.

Brooklyn's revenues on the other hand are derived mainly from PROPERTY TAXES. The town does not collect income taxes or sales taxes. Therefore, in order to benefit from the commercial glamping industry, it is extremely important that the PROPERTY be appraised correctly.

Equally as important, is that Brooklyn knows the PUBLIC COSTS associated with glamp grounds, because in the end, if the costs outweigh the revenues, the budget will be negatively impacted, and we taxpayers will have to pay the difference. Therefore, thorough research must be done by the town prior to permitting such a major change. The Town must be certain that swapping farm lands for glamp grounds will produce a positive impact, immediately and in the future.

Another factor to be aware of is that imbedded in the proposed text amendment is the inclusion of up to 5 structures for staff. Just what are these structures? This needs to be answered, it really matters. Because if they are in fact, dwellings, then the Town is by default, permitting 5 new homes for each glamp ground it permits. As you know, homes require a great deal in community services.

Many of the people here tonight live in the Little Dipper Farm RA neighborhood, as do I, so I will be using my neighborhood as an example to discuss the following.

There are 28 homes surrounding the Little Dipper Farm. If the farm owners build just one Glamp ground on their property, the neighborhood's population will swell from 82 people to over 332! How I derived at this number is pretty simple. I just added in the 250 glampers indicated in the text amendment, to the existing 82 residents.

If I had included campground staff, delivery personnel, restaurant patrons, service workers, trail hikers, and other visitors to the farm, that number would be even higher! But just looking at the 332 total represents a "4 times" increase in the number of people dwelling in the area!

What does this “4 times” increase mean? It means “4 times” the traffic, “4 times” the noise, “4 times” the demand for water, “4 times” the amount of waste, and “4 times” the risks of pollution, trash, and fire!

Keep in mind that the text amendment would allow glamp grounds to be developed throughout all the RA Zones. A population swell such as this one will be experienced in all those neighborhoods as well.

How does inflating the TRAFFIC by “4 times” on our winding, narrow, country roads cost us money? There will be more accidents, more calls for police, fire, and rescues. All the Town’s taxpayers will end up paying for the increased demand for these public services.

And if fatalities occur as they have on Bush Hill, Wolf Den, and Day Streets, the roads may need to be widened and straightened. Who’ll pay this cost? Once again, it will be taxpayers.

Now I would like to talk about WATER. Glamp grounds are water hogs. They will require thousands of gallons of water for drinking, showering, flushing, and washing every single day!

As the vast majority of residents in the RA Zones do not have water piped in from public reservoirs, glamp grounds will use wells. They will draw their water from the same underground resources as the rest of us in the neighborhood. No one owns the water, it is a shared resource that extends beyond property lines. But because water is so vital to the operation of a glamp ground, the developers will find a way to provide plenty of water for themselves! They may drill multiple wells, store water in large holding tanks, and so forth, but will they consider their impact on the rest of the area’s residents need for water?

During this summer’s extreme drought, the state of Connecticut believed the low-water levels to be so important, that they issued conservation advisories especially in New London and Windham counties. By end Aug, 100% of tested wells in Windham County were below normal; 83.3% were below normal for 4 or more consecutive months. [2022-09-08 Drought Conditions.pdf \(ct.gov\)](#)

We can’t allow commercial businesses to suck up all the water in our neighborhoods. When resident’s wells go dry, the town will have no choice but to consider the very expensive proposition of extending public water into the RA Zones and it will be Brooklyn taxpayers who pay for this.

Another concern is FIRE. Heat, drought, and people...they create the “perfect storm” conditions to spark a fire! Take 250 people living in wooded areas next to hayfields and now add camp fires, smoking, and outdoor cooking into the mix and the risk of fire increases dramatically. And so does the risk of a wildfire spreading to nearby homes.

Listen to this *Drought Conditions Report* issued by the State at the end of July. “*Fire activity has picked up across the state...Since July 23rd, 7 new fires were reported, most of these fires are stubborn ground fires that take multiple days to extinguish. We have 2 of these fires currently smoldering, and have been burning for 5-6 days each. Wildfire starts and issues with extinguishing them are going to be problematic until we receive significant widespread wetting rain that penetrates deep into the soil. These numbers only account for fires that we have received reports on,...*”

[Drought-Conditions-Report-2022-08-04.pdf \(ct.gov\)](#)

This is a scary situation. I'm sure you can understand how drought conditions along with the increased fire risks from glamping, instills anxiety and anger in campground neighbors. Will our property values decline because of the increased risk of fire? Will our homeowner insurance rates rise?

These aren't the only costs associated with allowing commercial luxury campgrounds into our neighborhoods, but these are some of big ones. If Brooklyn is going to open this door, it needs to be prepared to deal with the consequences. The Town needs to be pro-active, not re-active.

Brooklyn must do the research, must perform its due diligence so its citizens don't have to carry the burden of higher taxes for the good of a private business.

Residential Agricultural is the descriptive name of our zone. I implore you to uphold the intent of the RA Zone, its regulations, and its boundaries. I implore you to keep large commercial enterprises out of farm and residential neighborhoods. And I implore you to uphold the "Statutory Purposes" documented in Brooklyn's Zoning Regulations to *"protect the public health, safety, ...and property values;" to "lessen congestion in the streets; secure safety from fire, panic, flood and other dangers;" to "promote health and the general welfare;" to "prevent the overcrowding of land; avoid undue concentration of population; and" to "facilitate the adequate provision for transportation, water, sewerage,... and other public requirements"*.

In the best interests of the Town of Brooklyn and for all the reasons I have stated, I humbly ask that you REJECT the Proposed Glamping Text Amendment.

Thank you,

Jacqueline Igliazzi
8 Woodward Rd
Brooklyn

November 2, 2022

8 Woodward Rd
Brooklyn, CT 06234
November 7, 2022

To: Brooklyn Planning and Zoning Commission, Michelle Sigfridson Chairperson
Re: ZRC 22-007 Revisions to Residential-Agricultural Zone to Allow Glamping
Minutes of Public Hearing Nov. 2, 2022

RECEIVED
NOV - 7 2022

Dear Commissioners,

I was very disappointed reading the official minutes of the Public Hearing that was conducted on November 2, 2022, regarding ZRC 22-007. My statement was not correctly reflected in the minutes. Though a few points were identified, they all lacked the detail I specifically spoke about.

For example, it was not enough to state that I had a concern with "Staff structures" without including that by default, the Town would be allowing 5 new homes for each glamp ground it permits and that "...homes require a great deal in community services."

The minutes did not reflect that I spoke about revenues vs expenses; Property Taxes vs Income vs Sales Taxes and which one the Town directly benefits from; that appraising glamp grounds correctly was extremely important and needed to be done with research, care, and knowledge because their costs could outweigh their revenue.

Though "water" was a bullet in the minutes, it did not capture my concern with the potential for private wells to go dry.

Left out of the "4 times" concerns were that I used my neighborhood, the Little Dipper Neighborhood, for these numbers. Without this explanation, one is left confused as to where the numbers came from.

So, with the above in mind, I am attaching a copy of the prepared statement I used for my testimony on November 2, 2022. I request that it be published with the other ZRC 22-007 materials prior to approving the minutes, so my remarks will be correctly accounted for.

I would also like to state that overall, the minutes from this night's hearing felt slanted to me in favor of the proposed text amendment. Pages and pages of beautifully well outlined and bulleted information given by Donald Poland were provided in the minutes. Though Attorney Keith Ainsworth's were covered well, the format lacked the readability that was given to Mr. Poland's remarks. It seems that either Mr. Poland's remarks were provided to the minute taker or that more care was given to documenting his remarks. I see no problem with including a prepared document if it correctly reflects what was stated. However, if this was the case, I think the minutes should note it.

Also, the testimony given by others in the public, were very short and lacked detail. This is seen most obviously in the account of Mr. Berman's statement. The minutes recorded nothing of substance in what Mr. Berman's said and though his remarks were submitted for the record, they are nowhere to be found.

I must also mention that a person's testimony in favor of the applicant, did not reflect that she was reprimanded by the Chairperson for her threatening, bigoted remarks. Though personally, I wouldn't like to see those specific remarks in print, I think the warning should be recorded in the minutes.

I understand the difficulty in paraphrasing everything for the record, and I don't envy the minute taker's job, but it seems to me more detail was required. If someone looks at these minutes any time in the future, they should be able to understand not only what points were made, but why they were made.

Sincerely,

Jacqueline Iglizzi

Jana Roberson

From: Mark Olivo <markgolivo@gmail.com>
Sent: Thursday, November 10, 2022 10:05 PM
To: Jana Roberson
Subject: Little Dipper Farm

RECEIVED

NOV 10 2022

Hello Jana and the P&Z committee,

I would like to provide you with some commentary after attending the public hearing on Wednesday November 2nd. It goes without saying that you have a very challenging issue in front of you. (I apologize for the lengthy email).

I agree with what was stated in that there is a mind shift for certain people wanting to enjoy an "experience", in this case agriculture. With that said, I believe people want to (and should be able to) experience agritourism (as it is commonly referred to) and those same people may want to experience "getting their hands dirty". The world needs to be better educated on where their food comes from, how farming works, the importance of the land and water, how pollination works, etc. etc...

I am a rural guy at heart and despise huge crowds and loud noise and I enjoy peaceful country living. When we purchased our property in Brooklyn, we knew the fairgrounds were close by, and when it is in operation, you can hear the sound from the fairgrounds. But we knew that from the start and knew there were only a few venues throughout the year, plus I love the Brooklyn Fair and everything that it offers, so that was perfectly ok with me. However, if the fairgrounds were a year-round event, then I would have chosen not to purchase the property because of the noise which means I can understand the concerns of the people that live around the LDF.

I support agritourism. The ability for people who normally would not have access to farming, corn mazes, "pick your own" orchards, etc., should be able to experience such things and gain some education in the process. Part of what we plan to do on our property is offer classes on small space gardening, the importance of wildflowers, etc... Our goal is to create a small, rejuvenative and educational working farmstead and provide people the opportunity to experience what we are passionate about through agritourism. I would love to provide an experience that offers the ability for people to stay on premise. A couple of tiny houses would be great to have onsite but that may not or may not be allowed or feasible. Perhaps that is "glamping" – I don't know, but that is not the point. The point is agritourism, as it is typically defined, is typically "hands on" and an appropriately scaled "experience" that **focuses** on agriculture, farming, timber, etc... I do not personally know the owners of the LDF, but my first impression is that they want to offer a true "ag experience". However, the scale appears to be disproportionate to how agritourism is generally described, and that is where things get confusing and tricky.

Let me go a little deeper. I understand the LDF is an LLC which owns the property. It is my understanding that there are 3 members of the LLC, but I am not clear if there is another corporation or LLC that is involved or even owns the LDF LLC. The reason I bring this up is because there was mention of another company that would be responsible for the glamping initiative. Which makes me wonder, could the proposal have a completely different intent, and not be true agritourism?

Income generation. I think everyone would agree that every business needs to maximize profitability (in a fair, legal, safe, responsible, ethical, and moral way) regardless of the industry. With that said, a wedding venue of 250+- people for a day, on a picturesque country farm setting to generate income for the farm, sounds like a great model. However, a place for those same 250+- people to stay on farmland, sounds like a commercial resort and not agritourism. The proposal was presented and worded to leverage agritourism as the reason, yet the end result doesn't appear to be agritourism (in my opinion). A **true** farming, or star gazing or walking trail experience for 25-50 people (and I am just making up functions and quantities to make a point) sounds like a great experience. Furthermore, the ability for **some**

of those same 25 people to stay on premise sounds potentially feasible. However, at the scale proposed, I don't see it as an agricultural experience, but more like short term rentals, because there is nothing that enforces or dictates a need for what would be considered a true "agritourism experience". In my opinion, agritourism means a **true farm experience** and not simply camping on a large piece of farmland.

In addition, I must question the intent of the made-up standards. Is the 125-acre minimum truly to limit potential impact holistically in the town, or is the intent to reduce or eliminate competition? What if there is a farm that is significantly smaller in size, but wants to do a true agritourism business with glamping? Based on the proposal, those smaller farms would not be allowed to offer such services. There are many campsites that are much smaller in size and therefore I still question the "standards" that are being proposed. If you were to allow glamping, I don't know if it would be "fair" to exclude "smaller" farms that may want to offer a similar venue. The made-up standards appear to be self-serving and not necessarily to protect farmland. Furthermore, if approved as defined, then anyone that meets the size criteria, would have to open a full menu style restaurant and commercial kitchen. This requirement could also be inferred as limiting other potential competitive glamp grounds rather than protecting the rest of the town. Believe me, I'm not saying the entire town should have glamp grounds, but what I am saying is this proposal appears to be written more to satisfy the need of these particular properties rather than limit town impact.

Structures: Because these structures will have a "permanent" base, what does that mean in terms of building and zoning regulations if electricity, wastewater, and fresh water are installed? Is that a cement slab or a full foundation? Could there be an entire group of 2-story houses (18ft tall), or could it be a group of cabin tents, or any combination? Based on the description of a "site" at 1250 sq. ft. and each site could have 1 -3 units, would theoretically mean you could build (1) 2-story structure that is on a 1250 sq. ft. site. That is a large house.

From what I could find, large Yurts that are 30-feet in diameter do not have an 18-foot-tall center. And a 30-foot yurt is huge. Tiny houses, modular homes, motorhomes, and travel trailers are all under 18 feet tall, and all could potentially be permissible under the proposal.

The "up to 5 structures" for staff. Here is also an area that was also vague. What size and what configuration? Are these apartment buildings or bunk houses? Again, no size limitations or restrictions. Speaking of staff, it was stated that these would be **transient workers with work visas**, which sounds more "resort like or cruise ship like" and means there would be few, if any jobs for Brooklyn residents or nearby residents.

Although Connecticut's reference to agrotourism is mostly "Connecticut Grown", most states infer that agritourism are "day events" and not a stay on site (except for B&Bs in Delaware). Florida says: "...An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public...". However, New Hampshire says: "... attracting visitors to a farm to attend events and activities that are accessory uses to the primary farm operation, including, but not limited to, eating a meal, making overnight stays, enjoyment of the farm environment, education about farm operations, or active involvement in the activity of the farm...."

I fully support agritourism and I truly want the LDF to have a successful income generating viable farm business model, however the proposed scale of glamping seems out of balance and not agritourism based.

Here are some other notes to consider:

- There is no square footage limitation on the size of the structures. There is no maximum number of units proposed because there is no maximum number of acres which can be utilized for the glampground.
- Limitations of type of structure. Trailers (it is my understanding that trailers are not permitted in Brooklyn) even if you take the wheels off. So are tiny houses, campers, camper trailers, motorhomes, tents, yurts all allowed?
- Should contiguous acreage be a consideration?
- With the amount of acreage listed, should the setbacks be increased substantially?
- Should electric or gas-powered boats on the water be a consideration? Or only non-motorized watercraft?
- Should minibikes, off road vehicles, or ATVs be a consideration?

- On-site medical and firefighting or town paid services.
- Overall, the number of guests is more than most hotels.
- Well water impact and septic systems for such a large number of units sounds massive and potentially have a negative impact to nearby residents.
- If there are “lights out” at night, does that create any safety concerns?

- Would a new traffic light be needed off of 169?
- Would there be any safety concerns for such a large number of people in one spot?
- What about medical assistance if needed?
- Should outdoor music / stages be prohibited?

<https://nationalaglawcenter.org/overview/agritourism/>

<https://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/connecticut.pdf>

Thank you for your time and best of luck with your decision.

Kind regards,

Mark Olivo

P.S. I am hopeful that the intentions of the LDF and their associates is to develop the farm into something truly amazing for people to come to and enjoy. I also hope the standards they have assembled were thoughtfully, carefully and respectfully put together in the best interest of the town, the farm, nature, and their surrounding neighbors.

Agritourism Definitions by State

Origin	Definition	Link
1. Louisiana Limitation of Liabilities Law	"Agritourism" means the travel or visit by the general public to, or the practice of inviting the general public to travel to or visit, a working farm, ranch, or other commercial agricultural, aquacultural, horticultural, or forestry operation for the purpose of enjoyment, education, or participation in the activities of the farm, ranch, or other agricultural, aquacultural, horticultural, or forestry operation.	https://www.legis.la.gov/legis/law.aspx?d=50738 9
2. North Carolina Agritourism Activity Liability Law.	Agritourism – Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. <u>N.C.G.S. § 99E-30(3)</u> .	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/northcarolina.pdf
3. National Ag Law Center NAEL	Agritourism can be defined as, "a form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner."	http://nationalaglawcenter.org/overview/agritourism/
4. Oregon	Does not define agritourism	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/oregon.pdf

<p>5. Idaho Agritourism Promotion Act</p>	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment or educational purposes, to view or enjoy rural activities including, but not limited to, farming, ranching, historic, cultural, on-site educational programs, recreational farming programs that may include on-site hospitality services, guided and self-guided tours, bed and breakfast accommodations, petting zoos, farm festivals, corn mazes, harvest-your-own operations, hayrides, barn parties, horseback riding, fee fishing and camping. An activity is an agritourism activity whether or not the participant paid to participate in the activity.</p>	<p>http://nationalagrifaircenter.org/wp-content/uploads/assets/agritourism/idaho.pdf</p>
<p>6. Utah</p>	<p>"agri-tourism" means an activity that allows members of the general public to view or enjoy agricultural related activities, including farming, ranching, or historic, cultural, or natural attractions, for recreational, entertainment, or educational purposes.</p> <p>(a) An activity may be an agri-tourism activity whether or not the participant pays to participate in the activity. (b) An activity is not an agri-tourism activity if the participant is paid to participate in the activity</p>	<p>http://nationalagrifaircenter.org/wp-content/uploads/assets/agritourism/utah.pdf</p>
<p>7. Colorado</p>	<p>"agritourism" means the practice of engaging in activities, events, and services that have been provided to consumers for recreational, entertainment, or educational purposes at a farm, ranch, or other agricultural, horticultural, or agribusiness operation in order to allow consumers to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources, and heritage.</p>	<p>http://nationalagrifaircenter.org/wp-content/uploads/assets/agritourism/colorado.pdf</p>

8. North Dakota	<p>"Agritourism activity" means any activity, including farming and ranching activities, or any historic, cultural, or natural attraction, that is viewed or enjoyed by members of the general public, for educational, recreational, or entertainment purposes, regardless of whether the member of the general public pays to participate in the activity or to view or enjoy the attraction</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/northdakota.pdf</p>
9. South Dakota	<p>"Agritourism activity," any activity carried out on a farm, on a ranch, in a forest, or on an agribusiness operation that allows members of the general public, for recreational, entertainment, or educational purposes, to view or participate in agricultural activities, including farming, ranching, historical, cultural, harvest-your-own, or nature-based activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. An activity is not an agritourism activity if the participant is paid to participate in the activity;</p>	<p>http://www.sdslegislature.gov/Statutes/CodifiedLaws/DisplayStatute.aspx?Type=Statute&Statute=20-9-12</p>
10. Kansas	<p>'Agritourism activity' means any activity which allows members of the general public, for recreational, entertainment or educational purposes, to view or enjoy rural activities, including, but not limited to, farming activities, ranching activities or historic, cultural or natural attractions. An activity may be an agritourism activity whether or not the participant pays to participate in the activity. An activity is not an agritourism activity if the participant is paid to participate in the activity.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/kansas.pdf</p>
11. Oklahoma	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity;</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/oklahom.pdf</p>
12. Missouri	<p>Agritourism activity", any activity which allows members of the general public for recreational, entertainment, or educational purposes to view or enjoy rural activities, including but not limited to farming activities, ranching activities, or historic,</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/</p>

	<p>cultural, or natural attractions. An activity may be an agritourism activity whether or not the participant pays to participate in the activity. An activity is not an agritourism activity if the participant is paid to participate in the activity;</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/missouri.pdf
<p>13. Arkansas</p>	<p>(2)(A) "Agritourism activity" means an interactive or passive activity carried out with or without payment to an agritourism activity operator on a farm, ranch, or agribusiness operation related to agriculture, food production, historic traditions, or nature-watching conducted by an agritourism activity operator for the education, entertainment, or recreation of participants.</p> <p>(B) "Agritourism activity" includes without limitation:</p> <ul style="list-style-type: none"> (i) A farming or ranching activity; (ii) The viewing of historic, cultural, or natural attractions; (iii) A harvest-your-own activity; (iv) Nature-watching; and (v) An activity involving an animal exhibition at an agricultural fair. <p>(C) "Agritourism activity" does not include:</p> <ul style="list-style-type: none"> (i) A road side fruit and vegetable stand; or (ii) An operation exclusively devoted to the sale of merchandise or food at retail; 	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/arkansas.pdf
<p>14. Indiana</p>	<p>Sec. 2. As used in this chapter, "agritourism activity" means:</p> <p>(1) an activity at an agricultural, horticultural, or agribusiness operation where the general public is</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/indiana.pdf

	<p>allowed or invited to participate in, view, or enjoy the activities for recreational, entertainment, or educational purposes, including farming, ranching, historic and cultural agricultural activities, self pick farms, or farmers' markets;</p> <p>(2) an activity involving an animal exhibition at an agricultural fair; or</p> <p>(3) natural resource based activities and attractions, including hunting, fishing, hiking, and trail riding.</p>	http://nationalagrifair.com/content/uploads/assets/agritourism/indiana.pdf
15. Kentucky	<p>"Agritourism" means the act of visiting:</p> <p>(a) A farm or ranch; or</p> <p>(b) Any agricultural, horticultural, or agribusiness operation; for the purpose of enjoyment, education, or active involvement in the activities of the farm, ranch, or operation;</p>	http://nationalagrifair.com/content/uploads/assets/agritourism/kentucky.pdf
16. Tennessee	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, or harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not a participant provides compensation in money or other valuable compensation to participate in the activity. Agritourism activity includes an activity involving any animal exhibition at an agricultural fair;</p>	http://nationalagrifair.com/content/uploads/assets/agritourism/tennessee.pdf
17. Mississippi	<p>"Agritourism" means the travel or visit by the general public to, or the practice of inviting or allowing the general public to travel to or visit a working farm, ranch, or other commercial agricultural, aquacultural, horticultural, or forestry operation for the purpose of enjoyment, education, or participation in the activities of the farm, ranch, or other agricultural, aquacultural,</p>	http://nationalagrifair.com/content/uploads/assets/agritourism/mississippi.pdf

	horticultural, or forestry operation.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/alabama.pdf
18. Alabama	<p>Agritourism activity. Any of the following, whether or not a participant provides monetary or other valuable compensation to participate in, view, or enjoy:</p> <ul style="list-style-type: none"> a. An activity at an agricultural operation, which is not already addressed under Sections 6-5-337 or 35-15-40, including, but not limited to, farming, ranching, historic and cultural agricultural activities, self-pick farms, or farmers' markets, provided the agritourism professional is selling his or her own product at a location provided to, leased to, rented to, or owned by the agritourism professional for the purpose of selling his or her own product. b. An activity involving an animal exhibition, show, or competition at an agricultural fair or youth livestock show, which is not already addressed under Section 6-5-337, including, but not limited to, FFA, 4-H, group, club, or other association shows or expositions. 	
19. Florida	<p>570.86 Definitions.—As used in ss. 570.85-570.89, the term:</p> <p>(1) "Agritourism activity" means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational</p>	http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0500-0599/0570/0570.html

	<p>purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions. An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. An activity is an agritourism activity regardless of whether the participant paid to participate in the activity.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/florida.pdf</p>
20. Georgia	<p>“agritourism” means charging admission for persons to visit, view, or participate in the operation of a farm or dairy or production of farm or dairy products for entertainment or educational purposes or selling farm or dairy products to persons who visit such farm or dairy.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/georgia.pdf</p>
21. South Carolina	<p>“Agritourism activity” means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to participate in rural activities.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/southcarolina.pdf</p>
22. North Carolina	<p>Agritourism activity. -- Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. “Agritourism activity” includes an activity involving any animal exhibition at an agricultural fair licensed by the Commissioner of Agriculture pursuant to G.S. 106-520.3.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/northcarolina.pdf</p>

23. Virginia	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/virginia.pdf</p>
24. Maryland	<p>Does not specifically define agritourism</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/maryland.pdf</p>
25. Delaware	<p>"Agritourism activity" means any activity that allows members of the general public to view or enjoy rural activities, including farming; ranching; wineries; historical, cultural or harvest-your-own activities; guided or self-guided tours; bed and breakfast accommodations; or temporary outdoor recreation activities. "Agritourism activity" includes, but is not limited to, planting, cultivation, irrigation or harvesting of crops; acceptable practices of animal husbandry; barn parties or farm festivals; livestock activities, not to include rodeos; hunting; fishing; swimming; boating, canoeing or kayaking; temporary camping; picnicking; hiking;</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/delaware.pdf</p>

	diving; water skiing or tubing; paintball; and nonnotarized Freestyle, mountain or off-road bicycling. An activity is an agritourism activity whether or not the participant paid to participate in the activity.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/newyork.pdf
26. New York	“Agritourism” means activities, including the production of maple sap and pure maple products made therefrom, conducted by a farmer on-farm for the enjoyment and/or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public’s understanding and awareness of farming and farm life.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/connecticut.pdf
27. Connecticut	Does not specifically define agritourism	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/newhampshire.pdf
28. New Hampshire	Agritourism is defined as “attracting visitors to a farm to attend events and activities that are accessory uses to the primary farm operation, including, but not limited to, eating a meal, making overnight stays, enjoyment of the farm environment, education about farm operations, or active involvement in the activity of the farm.” RSA 21:34-a, II(b)(5).	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/newhampshire.pdf

29. Maine	Agritourism activity. "Agritourism activity" means any agricultural activity carried out on a farm or ranch that members of the general public are allowed to view or participate in, including farming, ranching, historical and cultural activities, harvest-your-own activities and attractions related to farming or ranching. An activity is an agritourism activity whether or not the participant pays to view or participate in the activity.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/maine.pdf
30. Ohio	"Agritourism" means an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/ohio.pdf
31. Hawaii	Does not define agritourism but mentions agricultural tourism	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/hawaii.pdf
32. Texas	"Agritourism activity" means an activity on agricultural land for recreational or educational purposes of participants, without regard to compensation	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/texas.pdf

TLC Yard Care

November 11, 2022

Michelle Sigfridson, Chair
Town of Brooklyn
Planning and Zoning Commission
PO Box 356
Brooklyn, CT 06234

RECEIVED

NOV 11 2022

RE: ZRC 22-007, Glamping Proposal

Dear Ms. Sigfridson,

Listening to nearly three hours of testimony last Wednesday, November 2, night against the Little Dipper Farm and their proposal was painful. It was filled with inaccurate information and even some lies. It was filled with conjecture. If I didn't know better, I would have thought we had a lot of experts in the room in the areas of farming and agriculture; camping and glamping; water and sewage; and fire prevention. We did not.

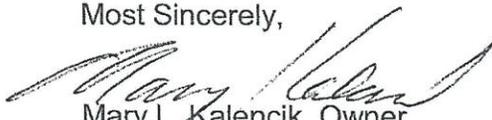
With the exception of shouting out "that's ridiculous" when the attorney for the opposition implied that people would be "stoned and drunk;" one time when I clapped when the gentleman pointed out that this property could be developed with homes; and a two times when I clapped at valid questions, regardless of what side the person was on, I remained quiet and respectful the entire evening.

When I stood to speak, the comments started immediately. This was, I have no doubt, a planned attempt to shut me down, because of the letter I had mailed to part of the community on October 28. Dr. Cornman had emailed me about the letter and I told her I was not interested in communicating with her. They were very prepared and intentional, especially Mr. Berman and Ms. Igliozzi, who both made comments the entire time I spoke as their friends disrupted me countless times with their heckling.

"Public Commentary" is a broad term. It was wrong of you to silence what I had intended to say, after allowing nearly three hours of conjecture. After nearly three hours of these people verbally abusing the owners of the Farm, while they had to sit there and take it. I had my prepared "commentary" and you censored me.

I respectfully request that this letter and the two page attachment, which are the words I had intended to read at the November 2 Public Hearing, be included in your permanent record pertaining to the ZRC 22-007 Glamping Proposal.

Most Sincerely,


Mary L. Kalencik, Owner
TLC Yard Care

cc: Carlene Kelleher, Vice Chair
Jana Roberson, Town Planner
The Little Dipper Farm

PO Box 44, Brooklyn, CT 06234

Phone/Text: (860) 205-7857 • Email: marykalencik@gmail.com • Find us on Facebook



11/2/2022 Planning & Zoning Public Hearing, Brooklyn, CT

My name is Mary Kalencik and I am the owner of a small Brooklyn-based business and a part time letter carrier in town.

I've made an effort to get to know the owners of The Little Dipper Farm and Sara. I have not yet met Arian or Brian. I have taken the time to read all of the information about their Plan for the Farm and the controversial request for a zoning change. I have taken the time to read all of the letters, opposing and supporting the plan. And I have had conversations with a lot of people in town, most of whom have questions, but are NOT opposed to the Plan.

When you visit their Website, it reads "Little Dipper Farm is a place of retreat, education, and sustainable agriculture that promotes inclusivity and community." Inclusivity and community. That is a beautiful thing. We need that.

I attended their Dark Night Sky event last week and it was wonderful. The highlight of the evening was looking at Saturn through the telescope and actually seeing the rings around it. I learned, first hand, why they named it The Little Dipper Farm.

I appreciate those of you who have voiced concerns and asked questions. Some of your concerns are valid. But some of the letters and comments are downright hateful and some of the concerns are outrageous. What we are witnessing here is no more than a "Not In My Back Yard" Campaign. We're not talking about burying toxic waste; or putting up another one of those hideous solar farms; or building an apartment complex or a housing development. And they COULD build a housing development and the opposition would have no say.

If everyone in this neighborhood truly cared about the people of Brooklyn, you would be outraged that there is a Massage parlor on Day Street. You would be outraged at the poverty and homelessness in town and that there are people in town living in campers, with no running water or septic system. There are people living in tents in wooded areas near Walmart. You would be outraged by the litter and vandalism scarring our streets. You would be outraged at the East Brooklyn Fire Department and what they have put the Nemeth family through, and now the hair salon, the embroidery shop, and the private home behind them.

You are not outraged, because those things are not happening in your back yard. Your opposition to this Plan is 100% self-serving and it is not in line with the views of the entire community.

I cannot help but wonder if there is an element of homophobia here. I pray not. Or perhaps there is some misogyny here, as the Farm is owned by two wealthy, successful women.

I started educating myself about this property by looking at the Zillow ad. "The abundance of fertile soil offers opportunities for farming, husbandry, equestrian sports, orchard or vineyard development and so much more."

Norman Berman, the marketing plan is not "slick and seductive," as you said in your letter. But the Zillow ad WAS. And YOUR 20 year old home was built on 9 acres of the "sensitive farmland" that you are so concerned about.

Sheri Abrams, in this day and age, we all know that large pieces of land hold the potential for Development. That is called progress. And it has been happening in your neighborhood since the Booth's started selling off the 1,800 acres of land that they acquired in 1943. Your Zillow ad says "privacy abounds," so, aside from feeling like you won't be able to take walks, you have little to worry about. You can't even see the road from your house.

Jim and Jacqueline Booth, you are good people. But I am sad that you would speak out against any part of this Plan. Your family made a good part of its fortune selling off Henry and Georgy's acreage and I'm guessing water, septic, and fires were never questioned as those homes were built. I am sad that the Booth family would market this property and it's "opportunities," accept \$2.5million, and then speak out against any part of the new owners' vision. Your grandparents may have been clear about wanting to keep this property "whole and open space," but that was only the part that remained after selling off hundreds of acres. Acres that were developed.

Septic, well, water, and traffic concerns are valid and they are being addressed by paid professionals. As for concerns about fires, perhaps those concerns should be addressed with our very capable firefighters at Mortlake. But please remember, there is a 26 acre pond on the property. And I am guessing that tents will be equipped with fire extinguishers.

Deborah Cornman, shame on you for your cowardly, anonymous ad in the Turnpike Buyer and for trying to incite the people of Brooklyn. Jacqueline Iglizzi, your letter in the Villager was ridiculous, but we all know that the Villager will print anything. Congratulations to both of you on your timing, because you did, in fact, ambush your new neighbors.

Maria Gandy-Winslow, you call the Plan "Outlandish?" When you sell one of your "fine properties" do you always then place restrictions on what the buyers are allowed to do with their investment?

The owners of The Little Dipper are a lovely family with four children. They are educated and knowledgeable. They have class and money. Their primary goal is to provide educational opportunities to people, which will likely benefit our schools, our Parks & Rec Department, and our Seniors. Much like Allen Hill Tree Farm, Lapsley Orchards, Wright's Mill Farm, and StoneHurst, the Farm will bring visitors and revenue to the area.

I will tell you, I have been a part-time letter carrier in Brooklyn for the past 3.5 years, covering every street in Brooklyn and Hampton and working most Saturdays and Sundays. Not once have I ever seen traffic at any of these venues, with the exception of Allen Hill at Christmas tree time and Lapsley Orchards during apple season. Not once have I ever seen traffic when they have had weddings and other events. Not once.

Here is what I believe. There won't be hootin' and hollering all night long, as some of you fear. Illegal drugs won't be tolerated. Alcohol will be used responsibly. There will be rules about noise. And, from the event on Friday night, I am certain there will be rules about lights, because we talked extensively about light pollution. The night sky at The Little Dipper Farm is one of its greatest assets. And I believe the new owners will be hands on and participate in the life of the farm. They already are.

People will come here to enjoy the land and learn. There will be "glamping," where "stunning nature meets modern luxury." And the town will benefit from it. Every single one of us will benefit from the Little Dipper Farm. Even those of you who are so hell-bent against it.

I thank the Planning & Zoning Commission for your time and consideration.

And I welcome the Corriveau family and the Little Dipper team to Brooklyn. I am sorry for what you are experiencing here.

With an open mind and an open heart, I support your Plan.

Mary L. Kalencik
TLC Yard Care, Owner

November 13, 2022

RECEIVED
NOV 14 2022

Ms. Jana Butts Roberson, AICP
Director of Community Development/Town Planner
60 South Main Street, Suite 22
Brooklyn, CT 06234

Dear Ms. Roberson and members of the Zoning Board,

My name is Dalia Belliveau and I oppose of the R/A zone change to include the word “glamping”. The definition of agriculture at the State and Federal level does not include “glamping”. The Town of Brooklyn aligns currently with the proper definition of agriculture, why change it? It has implications. As of now, some of the town residents are not fully aware of or even informed about this proposal. It does have impact on our safety and our taxes as I mentioned in my first letter.

During the last zoning meeting I was able to ZOOM and I listened on the phone while driving. I was surprised that one of our zoning members whom expressed the concern as to how to reach more residents. He was concerned that they need to be informed. His concern was more or less dismissed by the chairperson as she indicated she did not know how to reach the community. The zoning member remarks were (what I believe) was not taken seriously. There needs to be community inclusion in such a major change. Residents need to be informed that their R/A zoning commissioners are in a position of making a decision that can potentially create an “alternative” definition of R/A to include glamping. The residents need to be aware that this change in our zoning will indeed affect the entire town. It is my humble opinion that residents who are uninformed will later be distress as they see the ramifications of this unwanted change in their town. If this definition of R/A can be change then we are open to change the definition of our “residential” zone. We have opened pandora’s box. Residents need to know that this proposal can create an increase in our taxes, due to the impact on water, sewage, trash, roads, environment and our safety.

I have yet to understand the entire process. This is very concerning as I am under the premise that in order to meet the needs of this “one applicant “ it will affect “the many”. To change the entire R/A of a town and then request a special permit in order to conduct their business. If this is the case, I strongly believe many residents are not aware and its outright misleading. It’s a breach of our faith in local government that our Brooklyn leaders did not even consider informing the tax payers, only an ad in the paper on something so major. Please consider the concerns of the zoning officer who I respect for his willingness to care about the community and their need to be included.

I heard in the meeting there was a question as to how best to reach the community at large would difficult. This information could be sent to every tax paying resident; just as we get our tax notice. If we can't afford to pay for this special mailing, then how can the town expect to pay for the increase in police, fire, and public health and safety? Again, this "one" applicant has more to gain and we the "many" have a lot to lose. There was a suggestion made by a community resident to have a referendum. It was stated that it was not possible to have a referendum. That resident was also dismissed with no explanation as to why. I had trouble hearing the response but was informed the Chair mentioned that it's not possible but gave no explanation as to why. However, I tend to disagree. But I am not an attorney only a concerned Brooklyn tax payer who has lived here for over 40 years.

I have read the minutes of the Agricultural and Fire committee . The request to change R/A is not mentioned in their minutes yet their concerns mirror some of residents' that will directly be impacted. The residents want to keep their town as it is, not to change the R/A. They want the rural setting and their environment as promised when they built or purchased their homes. I question if the other town committees have been approached or if they were given an opportunity to "marinate" on this proposal. The other committees' agenda appeared to be keeping in the spirit of Brooklyn's Plans. The other committees clearly want to keep Brooklyn rural with R/A including RTE 169. This scenic way will have an increase in traffic and more road trash and less residents walking on the side roads. Brooklyn wants to provide affordable housing, support agriculture, and keeping our community safe. There is only one small note in one of the committees that mentioned glamping . But it offered no details in the minutes.

I understand there are regulations and other laws that impact land use, such as environmental and wildlife regulations which are often enforced at the state and federal level, which I do support. I highlight again there are NO "glamping" words or statements in the State or Federal agriculture zoning laws. This use of a "hybrid" definition that is being proposed by one Brooklyn resident is not fair to the "many" who live in Brooklyn. It is my belief that we who live and want to stay in Brooklyn will have to accept the consequences of having an ENTIRE TOWN change its definition to include glamping to meet the need of one. Tax payers have the right to be informed properly that an "alternative" definition in our R/A has been proposed. I believe its misleading to not informed all tax paying residents. I believe those residents that are not aware have a sense of security that they live in a R/A zone not R/A with the added word of "glamping" as defined by the applicant. Please consider not voting for the change in our current status of R/A.

Thank you,

Dalia Belliveau

Jana Roberson

From: William Green <greenwilliamp@gmail.com>
Sent: Saturday, November 12, 2022 3:27 PM
To: Jana Roberson
Subject: Written comments re: ZRC 22-007

RECEIVED

NOV 14 2022

Dear Jana Butts Roberson,

I am writing in support of the changes to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use. I am a native of Brooklyn, born and raised off Day Street. I grew up traipsing around the woods with my cousins and neighbors, and grew to love the land of this town. In my opinion, this town could use more businesses, but especially businesses that make environmentally friendly use of open spaces, like campgrounds. And with the provisions that are proposed--400 feet of frontage, 125 acre minimum, 300 foot setback, it seems to me that Glamping would not threaten the natural character of the town at all.

It is difficult to maintain open space in this region due to the high value of the land. Glamping would be an excellent way to keep such land out of housing development and in a use that better preserves the character of the land in an economically viable way. A solar farm may be another good use for the old Booth farm, but I am sure that also would face stiff opposition.

I want to see the open space and natural character of Brooklyn preserved as much as anyone else, and I don't see campgrounds as a threat to that at all. In this day and age, when kids are on their phones or video games more than they are outside, what could be better than encouraging families and friends to come together in the beautiful Brooklyn outdoors. We have a beautiful town, and there are few places that match the Bush Hill farm. What Little Dipper is trying to do would help preserve that magical place and use it for the benefit of many.

Thank you for considering my comments.

Sincerely,

William (Bill) Green
15 Green Drive
Brooklyn, CT 06234

Rec'D.
11/15/22

TO: Brooklyn Planning & Zoning Commission

DATE: November 15, 2022

Dr. Poland did a masterful job of making it clear who this zoning change is crafted for. It is not for the benefit of the town of Brooklyn. It is certainly not for the benefit of its residents, other than the owners of Little Dipper Farm. It was written in order to ensure that glamping companies can make money here - glamping companies that are not part of our town, that most likely are not even from our state. This zoning change is designed specifically to cater to glamping companies who want to make profit and will not care about our town or its residents because they don't live here – they are not part of our community. This is not about preserving farming, agriculture, or the land. It is about making money, pure and simple.

I believe that the owners of Little Dipper Farm care about the land, but they will not be running the glampgrounds. Correct me if I am wrong, but they will either be leasing their land to one or more outside companies or selling their land outright to them. Do we really want to give control of some of our most precious land to glamping companies?

And what we decide here will not just impact Brooklyn. It could potentially set a legislative precedent for the rest of Connecticut and beyond. Don't think that glamping companies aren't chomping at the bit to see this zoning change made, which then can be used as a model for other towns.

As I said last week, this is a dangerous experiment to engage in, particularly on such a large scale. If approved, this will forever change our town and not in a positive way. Please, I again urge you to vote against this text amendment. Thank you for your consideration.

Deborah Cornman
66 Bush Hill Road
Brooklyn, CT 06234

Jana Roberson

From: jigliozi@charter.net
Sent: Monday, November 14, 2022 6:30 PM
To: Jana Roberson
Subject: Little Dipper Zoning Change Request

RECEIVED

NOV 15 2022

I would like to comment on the zoning request made by Little Dipper Farm which is before the Zoning Committee at this time. The text amendment request does not only affect the Little Dipper neighborhood but according to the Town Planner, there are seven other properties and surrounding neighborhoods that would qualify to become glamp grounds if the request is approved. One of those properties is located at 63 Creamery Brook Rd. As you know Creamery Brook Rd, like Bush Hill Rd. is a very narrow and winding road. As a school bus driver in Brooklyn I travel that road daily. When another car approaches my bus it is necessary for me to pull over to right as much as possible in order to pass. If the oncoming vehicle is a truck or a piece of farm equipment I have to pull off on to what little shoulder there is to get by. If the zoning request is approved there could potentially be another 225 glamping residents coming and going on that road. Getting down that road safely would be even more difficult.

Another property on the list of potential glamp grounds is located at 502 Allen Hill Road which is very close to where Creamery Brook and Allen Hill intersect. There could be another 225 glamping residents (for a total now of 450 glamping residents) in that area which would increase traffic on both roads even more dramatically. Some research also revealed another property on Creamery Brook Rd which has 124 plus acres. That property is just a variance request and approval away from becoming a third glamping venue in that immediate area. That would bring the glamping residents in that area up to 675! That's 675 glamping residents along with the existing residents of the area coming and going on Creamery Brook and Allen Hill Roads daily. These roads simply cannot handle that volume of traffic. Also, keep in mind that the opposite end of Creamery Brook Road ends at the intersection of Gorman Road which is where our schools are located. That amount of traffic would be a hinderance and danger to the parents dropping off and picking up their kids from school and to the children themselves who play in the fields in front of the schools. If you consider normal traffic along with service vehicles, school buses, emergency vehicles etc. the picture worsens dramatically.

Also to be considered is the amount of water usage that will be consumed. The water will be drawn from the same sources that residents currently draw from which will put a huge strain on the wells of those residents. Water usage creates more sewage which will increase exponentially which opens up more concerns.

For these reasons as well as the many more issues that have been brought to your attention at public hearings and by correspondence, I believe this application should be denied. I respectfully request that you carefully review this matter to get a clear view of the impact it could have to our local community.

Regards,
Joseph Iglizzo

David B. Loughlin
601 Wolf Den Road
Brooklyn, CT 06234

RECEIVED
NOV 15 2022

November 2, 2022

Michelle Sigfridson, Chair
Brooklyn Planning & Zoning Commission
4 Wolf Den Road
Brooklyn, CT 06234

Dear Ms. Sigfridson and Commission Members,

My name is David Loughlin, I have lived in Brooklyn for over 30 years.

Over that time, before I retired, I never had less than a 45 minute commute, and for over 12 of those years it was at least an hour each way in good weather. I mention this not because long-term residence confers some special consideration, but to illustrate that I've spent plenty of money and enormous amounts of time based on my desire to continue living here, in Brooklyn, because I love it and its rural character. That character is greatly endangered by the amendment under consideration.

We live right next door to LDF. I am one of the people who edited and helped pay for the ad in last week's Shopper's Guide. We are just Brooklyn residents who care about this issue – we are certainly not some mysterious group trying to hide behind anonymity.

I would like to talk about just a couple of the many issues regarding this zoning change.

Aggregation

It appears that there are currently a number of properties in town that have the minimum acreage required to be candidates for a commercial luxury campground. This information comes from the Town of Brooklyn Assessor's office, for properties that are zoned R/A and at least 125 acres. (thanks for promptly providing that information.) People have been speaking as if that is a static condition.

My concern is that those are not necessarily the only potential candidates for commercial luxury campgrounds – after all, multiple parcels could be combined to create even more candidates; therefore, this change will have an impact on ALL of the R/A zoned areas in town. It is unclear whether the 125 acre specification even requires that those acres be one contiguous parcel.

People should understand that campgrounds are quite profitable businesses – what's to stop someone with a large parcel from purchasing surrounding properties – perhaps with the help of an interested investor or campground operator – in order to create a parcel that meets the text amendment criteria? If this amendment is approved, who's to say that another deep-pocketed investor won't come along to seek a variance of the requirements to reduce the required size or frontage? This could just be the beginning.

Habitat Destruction

I would also like to address the issue of the destruction of natural habitat resulting from such development:

- The term “luxury camping” or “glamorous camping” certainly implies that the campsites aren't sitting in an open field; they would logically be situated close to, or within, attractive natural features such as forest land, rivers, lakes, or ponds; otherwise, how would the business attract customers at multiple hundreds of dollars per night? This development is not going to be in a former pasture – what's luxurious about that?

- It is safe to assume that there must be an elevated level of service for “luxury camping”; it is right in the definitions within the proposal, including indoor plumbing, heat, air conditioning, electricity, and food & beverage service. The infrastructure required for that “luxurious” experience would by necessity be destructive of the natural landscape - roads, bath houses, entertainment venues, parking, etc. - must all be carved out of the

forest, lakeside, riverside, or whatever is in the way.

- Since a specific property is not being discussed, one can only speculate about the impact of a particular campground development. However, you can reasonably infer certain things which are fundamental to this kind of development which gives us a good idea of what we might expect.
 - miles of roads, wide enough to allow fire equipment to turn around;
 - many buildings;
 - wastewater management facilities;
 - entertainment venues;
 - food service;
 - liquor sales;
 - staff housing;
 - increased runoff;
 - destruction by mountain biking in forested areas;
- etc..

Wildlife habitat would obviously be degraded, no matter how conscientious or well-intentioned the developer. You just cannot do that kind of development without such destruction.

The proposal for a text amendment strives mightily to twist the definition of Agriculture into a pretzel that can accommodate what is essentially a commercial resort. Try and find the word “camping” in the State of CT definition of Agriculture (as quoted in the Plan of Conservation and Development). You won't.

Another point – recently the Commission rejected the application to change a Commercial zone to Residential in the area behind CVS. I would hope that the Commission would not now perform the opposite action – to allow Commercial development a Residential/Agricultural zone.

Applicant's expert made an argument for allowing commercial activity in order to “save the farmer”, a noble purpose. But LDF is not some family farm trying to keep their heads above water – they are a group of people who came to Brooklyn with the backing of investors with millions of dollars, with the goal of creating a glampground to support their income.

Please reject this application.

Thank you for giving me the time to point out these issues.

Sincerely,

David B. Loughlin

Jana Roberson

From: Henry Moses <hzmamoses@gmail.com>
Sent: Tuesday, November 15, 2022 3:56 PM
To: Jana Roberson
Subject: P&Z public hearing November 15th 2022 2022

RECEIVED
NOV 15 2022

Please confirm delivery.

Hi Jana. As we discussed earlier here is the small note that I would appreciate the entered in tonight's public hearing concerning a change of use/definition, in the rural agricultural zone, P&Z regulations of Brooklyn Connecticut.

Good evening dear friends citizens and planning and zoning members of Brooklyn Connecticut. I'm writing to you today to be added into public statement my concerns about this regulation change .

In 1981 I was appointed to the Brooklyn inland wetlands commission and spent the next 19 yrs as chairman.. then spent many more years as a member, chairman and vice chair planning and zoning. With that said we had many many accomplishments during my tenure on both commissions and I would consider myself a retired expert of the town of Brooklyn.

The underlying thought here in town over the past 45 years has been a strong desire to keep the commercial zone commercial, and the rural agricultural zone and village separate by good regulations. I view this request as a word game. The rural agricultural zone is just that ,and no matter what you call a commercial zone it is still a commercial zone. Calling commercial another name still defines just what it is. The definition doesn't change.

We've seen this happen over the past few years where one person substitutes a word and changes the name of that word to one that may fit the moment. But the definition doesn't change. Sorry for being redundant but that's what's happening here. The town of Brooklyn has spent years growing the commercial zone and growing the rural agricultural zone and a very sensible and considerate way to keep Brooklyn as beautiful as the Bush Hill historical district is. Please make this priority of separation your priority now. And please don't change these regulations.

Keep this goal and your common sense. Let's stay proactive as we have in the past.

Thank you for protecting our beautiful town, it's heritage and its future.

Sincerely,
Henry Z Moses this day November 15th 2022.

RECEIVED

DEC 06 2022

To: Planning and Zoning Commission
From: Conservation Commission
Date: December 5, 2022
Re: Proposed Zoning Amendment to RA Zone

The Planning and Zoning Commission asked the Conservation Commission to comment on the above. The Commission proposes the following recommendation and comment.

Recommendation to be added to any glamping amendment to the RA zone:

The areas of glamping campgrounds are not permitted to do any damage to resources identified in the co-occurring resource inventory as stated in the Plan of Conservation and Development.

Comment:

In addition, we would like the P & Z to take into consideration that the Conservation Commission feels that Natural Resources are important and need to be included in any zone change. Therefore prior to the final determination of any zone change, other natural resources need to be vetted. For example: historical archeological significance, forest management, wildlife corridors, endangered species.

December 6, 2022

Town of Brooklyn
Planning and Zoning Commission
Brooklyn, CT

RECEIVED

DEC 06 2022

RE Application for Text Amendment Permitting Glamping
Response to Accusations at 11/15/22 Meeting

I recognize that there has been a large volume of materials submitted to the Commission on the application for a zoning change affecting the town's RA zones. Normally I would resist further comment, however, the disrespect, insults, personal attacks and name calling directed at Brooklyn residents and their counsel who oppose the proposed text amendment warrants strong objection and a response.

Everything that is done in public life comes with consequences. Residents of Brooklyn who oppose a zone change to allow commercial resort lodging on local farms came to the Commission to raise legitimate and honest concerns about the consequences that could result from adoption of this unprecedented and ill-advised amendment. We were represented by highly experienced counsel who specializes in land use. We raised our concerns in a reasoned, civil and coherent manner, respectful of the Commission and the applicants. In response, we, residents of Brooklyn and our counsel were accused of fearmongering, lying and worse. Why? Because we prefer to have beautiful farmland throughout Brooklyn preserved and not turned into resorts with all the attendant consequences that are known to come with commercial development.

Perhaps the argument in favor of the amendment is so lacking in merit that counsel for applicants chose to spend nearly her entire rebuttal time on an embarrassing attack on residents and their attorney. The record is devoid of any personal attacks, vicious or otherwise, on the applicants who were not even mentioned by opponents. The opposition was focused on the proposed amendment and consequences of its passage - not on the applicants. Casting the applicants as victims of vicious attacks is a transparent and desperate strategy to enlist sympathy and to vilify the opponents whose greatest vice was objecting to insults and applauding some speakers as a show of appreciation and approval.

The "victim strategy" fails because the record reveals an opposition that was entirely merits based and focused on the incompatibility of commercial resort lodging with agriculture and the likely, undesirable consequences of commercial resort lodging on open farmland. Counsel for applicants was free to disagree with opponents and could have used her rebuttal time to attempt to make a coherent case in favor of the amendment. Instead, she chose to attack, insult and attempt to discredit the residents of Brooklyn and their counsel.

Ironically, applicant's own expert is on record declaring that zoning is "not a blood sport" – not personal and that there is no place for personal attacks, fearmongering and inflammatory claims, and that the zoning process should remain reasonable and rational. Ignoring his own advice, Dr. Poland then proceeded to do the very thing that he condemned, accusing opponents of using falsehoods, denigrating their concerns as "false and inflammatory", unsubstantiated, unfounded

and without merit” and that their expressions of concerns were “outside the norms of decorum and integrity” and “nothing more than unsubstantiated claims, fearmongering.” What an unfortunate and unprofessional display!

The meeting record provides a detailed transcription of counsel’s attack on the residents’ attorney who was not present at the meeting. Quoting Dr. Poland, applicants’ counsel attempted a point by point “rebuttal” of residents’ expressed concerns. But rather than a thoughtful, rational and principled rebuttal, the residents’ concerns were ridiculed and attacked as baseless and lies. Applicants’ counsel and Dr. Poland repeatedly referred to these concerns fearmongering and untruths. The problem is that honest and sincerely held concerns about consequences cannot be wrong or inaccurate. Concerns cannot be true or false. Nor can the honest, respectful expressions of genuine concerns and disagreements about zoning be deemed to be personal attacks on the applicants. If that were true, every opposition, no matter how principled, would be deemed a personal attack on the proponent.

While the record is filled with personal attacks on the residents who oppose the amendment, there were no personal attack on the applicants. Opponents focused their concerns on the glamping industry, the vague language of the application, how the proposed amendment failed to protect the community, and the reasonable, honest and heartfelt belief that passage of the amendment could bring undesirable consequences to the entire town of Brooklyn.

If anyone personalized the application and made it about LDF and its owners, it was applicants’ own counsel and their paid expert. It is revealing that counsel’s rebuttal was focused on the applicants’ good intentions (which were not challenged) and denigrating the opponents and their concerns rather than addressing the merits. Repeatedly they drew the Commission’s focus to LDF, its owners, their bona fides, their good intentions, their plans, their credibility and sincerity, claiming that these individuals would never do the things that the residents feared, and attempting to create the impression that LDF and its owners would be the only ones to ever operate a glamping business in Brooklyn. Of course, as was repeatedly pointed out, the proposed amendment affects every RA zone in Brooklyn, and permits any individual or business to operate a glampground. Applicants’ counsel and their expert chose to make it personal. We know that even well-intentioned owners of the half dozen or so eligible properties are free to enter contracts with the glamping industry, to sell or otherwise relinquish control of the glamping operations. Neither present ownership nor the best of intentions will matter in the long run once the hospitality industry gains a foothold in Brooklyn.

It is difficult to avoid the reality that luxury resorts are inconsistent with agriculture. The inability to fit the square peg of glamping into the round hole of agriculture was surely frustrating for the applicants’ counsel and poses a serious challenge to their expert. The absence of a single example of the successful implementation of a zone change to enable glamping speaks volumes and may explain why applicant’s counsel and expert resorted to attacking the residents who oppose the measure.

While filled with accusations, ridicule and name-calling, counsel’s rebuttal lacked any calm civility and professionalism. As a member of the legal profession, a lawyer serves as an officer of the legal system and a public citizen having special responsibility for the quality of justice.

Civility is considered by many to be the measure of a true professional. Justice Anthony Kennedy remarked that “[civility] is the mark of an accomplished and superb professional” And Judge Rhesa Hawkins Barksdale of the Fifth Circuit “[civility] is the mark of a true lawyer—a true professional.” The Connecticut Bar Association’s Principles of Professionalism calls for attorneys to be courteous, polite, respectful and civil both in oral and in written communications. These principles were overlooked at the November 15 meeting.

Applicant’s counsel also stressed that the only expert who has spoken to this application is applicant’s expert, Dr. Donald Poland, and that opponents offered no expert testimony. This is not entirely accurate, nor does it matter. First, we all know that expert testimony is not required in zoning matters. Further, while his credentials as an urban planner are impressive, Dr. Poland is not an expert on the Town of Brooklyn, nor does he claim to be one. Nor will he live with the consequences of the industry he is urging on the town.

More important, Dr. Poland was not the only expert to speak to this application. An experienced and licensed real estate broker provided her opinion that glamping would adversely affect local real estate values. Furthermore, every resident who addressed the proposal is an expert on their lives and their concerns. They are experts on what it means for them to live in the town of Brooklyn. Every resident who spoke from their heart about the potential impact on the town, on the quality of their lives, or their personal feelings and fears, on how glamping will affect them, is an expert on those issues and deserves to be respected for their feelings and their opinions – not dismissed, ridiculed and called names. Every resident who ever planted a crop or raised livestock is an expert on agriculture in Brooklyn, more so than Dr. Poland. Every resident who tends to his or her landscape, plants a garden, trees or shrubs and has taken a shovel to the land is an expert on Brooklyn’s soil, its high clay content and poor drainage. Every resident who spoke before this Commission is entitled to respect and the presumption of enough common sense to know that inviting 250 people onto a farm in Brooklyn may bring consequences.

Finally, every resident who has ever sat out on a summer evening is an expert on the auditory and visual environment of Brooklyn, the sounds, how they carry, the sweetness of the quiet and how that quiet can be disturbed when even one car drives by. The residents of Brooklyn don’t need decibel experts, lighting experts or traffic experts to know the effect of every additional car that drives by on their rural roadways. Nor do they need an expert in traffic or law enforcement to know that drivers often speed on rural roadways even though speed is regulated by law and that the likelihood of eliminating speeding by posting speed limits is wishful thinking. Yet, realistic, legitimate concerns about the town’s or any private glamping operator’s ability to enforce glamping rules and regulations were met with ridicule.

The record contains repeated admonitions to the Commission against placing too much weight on the comments and concerns of the residents that it serves. Perhaps a similar caution is warranted against putting too much weight on the assurances of a paid urban planner who insults local residents and reassures the Commission that nothing bad will happen because glamping is “high end.” Is he suggesting that folks who pay a lot of money for things will be well behaved? I don’t buy that, nor should the Commission. I recognize the decision is ultimately up to the members of the Commission. I hope members will take residents’ concerns into account and resist the calls to dismiss or discount them.

Responsible debate about consequences that may result from a hurriedly and poorly drafted, broad ranging zoning amendment is essential to thoughtful consideration. No one can predict the future. The residents' concerns are not outlandish. It is possible that not all concerns about glamping would come to pass. It is equally possible that some of these concerns would materialize at considerable and perhaps irreparable cost to the town. No attorney and no paid expert, no matter how well qualified, can guarantee that the things that concern residents of Brooklyn about the proposed zoning amendment could never happen. This is especially true where there is no precedent to which the commission can refer.

To conclude, as much as I found the meeting on November 15 to be offensive and distasteful, I took comfort in a note of sanity introduced at the end of the meeting by Ms. Roberson, who reminded the members of the Commission that in considering the amendment, they are bound to make specific findings – among them –that the wellbeing, safety, home values of the town will benefit from a decision on the amendment. This was a refreshing validation of opponents' arguments which focused on the question of whether and how this amendment could benefit the town and its residents. I hope that the Commission's decision will be driven by that overriding consideration.

Respectfully,

Norman Berman
Bush Hill Road

Rec'D 12/7/22

Jana Roberson

From: Joe Voccio (Personal) <joevoccio@gmail.com>
Sent: Wednesday, December 07, 2022 2:03 PM
To: Jana Roberson
Subject: Public Comment: Text Amendment

Jana,

Having participated in multiple public hearings about affordable housing, the opposition is usually driven by fear—fear of the unknown, fear of declining property values, fear of losing the neighborhood culture, etc. In many ways the text amendment proposal is conjuring up similar fears.

To those who say that it is this owner's risk and their right to take the risk with their own property and resources, I agree. If the enterprise isn't successful, what has the town really lost? It isn't like the result would be a boarded and abandoned property serving as an albatross that is a punch in the eye every time we go by it.

Through that lens, I was willing to have an open mind about the amendment. I still am. But at the last public hearing, I did not hear anything that demonstrated a professional expertise on behalf of the owners or their partners that would indicate the proposed use was financially viable or sustainable.

Here is why that is important:

When an owner does not have expertise, they have two choices: they can partner and buy the expertise or they can spend money unnecessarily to develop the expertise. When funds and expertise are limited, owners often go back to the well for waivers, changes, and exceptions from the local community to try to make the operation pencil out.

This is my concern with this proposal. If it doesn't work at one unit per acre, will they come back and ask for three units per acre? If it doesn't work with luxury tents, will they come back and ask for cabins with an 15 foot height? If the food service isn't economically viable, will the operation degrade to a "bring your own" location? And let's not discuss a tax abatement.

Without any evidence of professional experience in this sector, I just see an owner that will likely keep coming back asking for concessions in order to make the proposal work. The town should not be backed into that corner.

But in the spirit of allowing risk and the downside that is not onerous on the town, I suggest the following:

If the commission is inclined to provide the text amendment, I think it is appropriate to ask that they put an expiration date on the amendment. Basically, it amounts to an automatic sunset of the amendment. That way, if a viable proposal does not get approved and built in a reasonable, specified timeframe, the text amendment goes away.

This provision may provide some element of opportunity to the owner to try something unproven and, at the same time, protect the community from a text amendment that could continually stray from the status quo by a series of modifications that enable uses inconsistent with the desires of the collective community.

Joe Voccio

REC'D 12/7/22

December 6, 2022

Ms. Jan Butts Roberson, AICP/Members of the Zoning Board
Director of Community Development/Town Planner
60 South Main Street, Suite 22
Brooklyn, CT 06234

Dear Ms. Roberson and members of the Zoning Board,

My name is Dalia Belliveau and I oppose the R/A zone change to include the word “glamping”. This is my third letter to the Zoning Board. I have read the minutes and truly believe that these meetings only focus on the details of the applicant’s desire with few discussions on the actual change in the definition of R/A. I want to respond to some of the concerns mentioned. **I am a resident and not represented by any attorney.** I have neighbors and its clearly my right to speak to whomever I chose and on topics of whatever. As the attorney stated about the “opposition work” residents have taken is their right to be the “protect the status of Brooklyn R/A work” . To state that some of the members of this community have stressed their concern only validates that they share the same concerns of keeping their community’s zoning the same. To make the assumptions that similar points have been expressed clearly indicates that it’s not “manufactured” but that the zone change is not wanted. We like Brooklyn as it is. I question if there are conflicts of interest maybe on this board and the desire to have it approved. I can make assumptions that perhaps some members of this may be hire to do the work or may even at some point request glamping on their property.

The applicant stated that speakers who support the application had to leave prior to being heard. “Some were so put off by the vitriol and heckling that they did not speak.” How does one know if they were or were not in support? Not ALL who left the room were supporters. The Town has no need to be involved in form of discrimination. I personally take this statement as a threat to the Town if its not passed. **Instead focus on the request of the R/A change for 80% of the Brooklyn community by one applicant.** I also wonder why the need to even mention this when it has NOTHING to do with the proposal. **This town is inclusive.**

The decibel will definitely go up as a member of a prestigious motorcycle club with outstanding members internationally known and have has visited Brooklyn the bikes make noise. Yes, they travel and tow their bikes. I would advise to check into the town of Farmington CT, a high-end town and see how many compliants they get when we are in there for a day. Ask any resident on RTE 169 those bikes will be on back roads.

It appears that Attorney Cerrone is indicating that many of the residents are wasting our time and energy to saving what we believed when we purchased our homes as R/A and now are expressing our voices in public hearing or writing that the board needs to “determine how much

weight” be placed on public comments. I take that as an insult indicating that members of this community have “little say”, yet, the board needs to **determine how much weight does this ONE applicate have over 85% of the community’s zoning. How much power this board will give to this one applicate, one for the media,** I believe and perhaps there are some forms of conflict of interest, but Brooklyn; **ONE applicant has be given a lot of power, that needs to weighed.**

From the minutes“ Attorney Cerrone explained that currently, in the RA Zone a farm could be entirely converted to low-density residential uses and residential subdivisions. I agree and would welcome new members in Brooklyn who share the same value of R/A and want to live in Brooklyn. Less stress on the entire community and if needed with restrictions to ensure that “high-end” homes be built. There would be no need for the R/A change requested by ONE member that impacts the entire community. Should this change occur, I would suggest that the R/A status include that residents be allowed to build the “tiny houses” fad. Homes are needed but, if the town gives this much weight the other side of the R/A, modify the “R”. Truly, why gamble historic land with no evidence that it will succeed. If it fails?

Per minutes “Attorney Cerrone noted that this particular property is already a wedding venue and a venue for parties which have been conducted on the property since before Zoning was passed. She named some of the uses on the property, none of which either historically or recently, have disturbed neighbors or wildlife or anyone at all” All true. **BUT NO REQUEST to change the R/A and no one stayed.** “Applicant has been 100 percent transparent in their objectives”. I truly hope that our board has no gain in this proposal to hire or contract work because I see that as a conflict of interest. To be transparent is needed on both sides. Perhaps if the applicant is concerned about the history of the land and the 588 acres, I am sure that “high-end” realtors can be attracted.

As for the definition of glamping in the dictionary is fine but the reality is how R/A is defined in the State of CT or in the Federal zones. I live in Brooklyn because of its zone, not because of a definition in a dictionary. The attorney mentioned that it’s not even zoned commercially but the attorney failed to mentioned that it’s not defined in agriculture zones as well.

Per minutes “Regarding concerns raised about traffic believe the fact that a traffic study would have to be a part of any special permit application process, not at this stage”. Attorney Cerrone stated that there has not been a single traffic expert that would speak against this Applications” Perhaps this is the role of the board, **to take a baseline on the current traffic**, estimate the number of cars now and estimate the number of cars expected. The applicant’s willingness to do this is concerning, as it feels as though the board is being manipulated. It’s the applicant’s own traffic expert who may be bias.

If the board would like me to take pictures of the trash now on RTE 169 before the snow, I will gladly do it as a resident. I can have a baseline and then you can see for yourselves, the increase in trash. People regardless of income throw trash. I collect it in the summer and I bring it the dump!

With respect to the former residents of our community. **Brooklyn does know crime. Yes, some of us fear it and we remember that we had national attention. We have seen, heard and read about our town and we have even made history with the State of CT.** There have been murders, abuse, and expected people knocking on doors because they thought they were lost. **The Commission should seriously concern that this comment is hurtful and only has trigger some of us to not want the change. Its not inflammatory, but its real to some of us. We don't need evidence, some of us know it.**

Dr. Poland has not indicated information on the “extensive academic research”. The board should have that information available so that the board and interested residents can read it for themselves.

The Applicant states the proposed text amendment is a family farm founded on an ethos of preserving agriculture. The founded farm was purchased for respite. It was purchased in sometime in the 1941. Never with the intent of bringing people to overnight stays. They invited guest, and perhaps a B&B would be better than glamping and test to see if this need even exist since the concept is so new.

I am not resisting change. I am opposing the change in my R/A status. I feel this has been totally disregarded. Yes, change is good but not at the expensive of **ONE applicant who can affect the entire town.** Such power and it makes me question again, are there indeed conflicts or is our town be easily manipulated?

If the applicant wants to make the change as stated “ It embodies all of the hallmarks of a modern zoning” then the entire community should have been informed and the State of CT and Federal definitions should be changed. Perhaps the energy should be there, not using our town as a pilot.

Dalia Belliveau, Brooklyn resident and tax payer

Reed 12/7/22

Town of Brooklyn
Planning and Zoning Commission
Public Hearing re: application PZC 22-007
December 7, 2022

Comments by David Loughlin if 601 Wolf Den Road, Brooklyn, CT

My thanks to the commission for providing the opportunity to speak.

I am sure that the Commission would rather not have to listen to a point-by-point rebuttal of the remarks made by counsel for the applicants at the last hearing. But, having been publicly accused of some pretty nefarious behavior, I just want to emphasize these points:

- citizens questioning the wisdom of the application ZRC 22-007 have been called “homophobes” and “misogynists” during multiple meetings;
- not one personal attack on the applicants has been made in any of the hearings or in printed text;
- counsel for the applicants did make numerous attacks against citizens and their counsel, using the following terms:

- libel
- slander
- hearsay
- fear-mongering
- offensive
- disingenuous
- shocking
- appalling

Quite a display of contempt and disrespect for their neighbors that does not bode well for the future.

Counsel for the applicants complained that “Nothing in the application proposes any of the things in the ad”, referring to the Shopper's Guide ad placed by concerned residents. It seems that we are expected to view the text amendment as something that should be considered on its own, without any context. It's true that the text amendment is difficult to evaluate because there is nothing to compare it to; nothing like this has ever been done in New England on anything even approaching this scale. If there had been, the applicants's urban planner would have mentioned it, don't you think?

Fortunately, we do not have to pretend that we can have no awareness of the applicants' intent until they begin the Special Permit process. We DO have some idea of what such a commercial enterprise, as envisioned by the applicants themselves, would look like, as they have filed prior applications regarding this property. Those applications are the ONLY references available for comparison since THIS HAS NEVER BEEN DONE on this scale. ALL we have to go on are their own plans. And that is exactly what we did. EVERY concern laid out in print and in our remarks is based directly on what the applicant themselves have ALREADY PROPOSED. AND – none of those concerns has been addressed in any significant way by the text amendment. Reducing the number of customers by 10% is inadequate to address our concerns.

So far, no tangible benefit to the Town of Brooklyn has been credibly described. Counsel for the applicants wants us to believe that property values will be enhanced by elevating the image of the town.

Where is the evidence to support that assumption? Residents' concerns address property values, light pollution, noise pollution, increased traffic, public safety concerns, excess water runoff, and possible depletion of aquifers. Can we PROVE that those things will happen? Not currently because a luxury campground business of this description and size DOES NOT EXIST IN THE REGION. Given the *lack of concrete evidence, intelligent consideration allows us to make logical deductions about the consequences of gathering up to 225 people in a quiet neighborhood. Will there be magical lights, sound systems, and roads that somehow wall off that neighborhood from the light, noise, and traffic? Will there be extra-special customers who – because they have the financial resources to take advantage of “high end” activities - somehow not require fire and police protection from our already stressed resources? Will the construction of roads, buildings, and septic systems on land that contains a high percentage of wet soil with drainage issues, somehow not result in significantly modifying the drainage in the area? Just take a drive by and look at all the standing water after the completely typical rain we just had! Will the demand for thousands of gallons of water per day NOT deplete the local aquifer? Where is the evidence that these things will NOT occur? These are reasonable and logical questions based on the applicants' own stated intentions.*

Keep in mind, the business will be providing all the amenities for their customers, including food, drink, and entertainment. These customers are unlikely to be frequenting local businesses. All of their needs will be taken care of by the business. That is the whole point of having a glamorous experience! So, little or no benefit to the Town's local businesses will be gained. Unless they need auto parts while they are here.

Counsel for the applicants said there was no proof that the resort would be managed by an absentee glamping company. There is also no proof that the glamorous camping facility will be managed by local individuals. If no local company exists which is planning to manage the resort, then the management must therefore be absentee. That is a pretty obvious logical deduction.

Let us dispense with the notion that allowing glamorous camping businesses to be established on R/A property is somehow going to preserve agriculture in Brooklyn. Following this logic, ANY commercial activity engaged in by owners of farmland is preservation of agriculture, whether or not it has anything at all to do with actual agriculture.

For these reasons, this application is a poorly conceived and potentially destructive proposal that will have a negative impact on the town forever, without demonstrable benefit to the town, with serious negative consequences for the character of the town and its budget. Please do not approve this application which has so much potential to damage the character of the town, without any quantifiable benefit.

REC'D 12/7/22

**Town of Brooklyn
Planning and Zoning Commission's Consideration of Text Amendment to Add Glamping to RA
Zones - Submitted December 7, 2022**

I. Vague and Ambiguous Language and Omissions in the Proposed Text Amendment to Permit Glamping

[Comments to each section appear in indented paragraphs. **Bolding** and **Highlighting** are supplied to assist in drawing attention to words and phrases of concern which include, but are not limited to, the following:

Definitions proposed for incorporation into Section 2. Words and Terms, Subsection 2.B.

I. Glamping

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

This definition does not define glamping. Amenities (doesn't tell us what they are) "such as" means "for example." Beds and other "amenities" are not required according to the definition. "usually not used when camping traditionally." This could mean anything. Does anyone know what is not used when camping traditionally? Traditional camping is itself a vague term.

"Glamping Unit: A lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to,.....and other similar structures."

This is a list of permitted structures but then it could include anything AND other similar structures – i.e. similar to anything.

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

Again, this leaves the door open for anything else to be an Accessory Use.

6.T.2 Standards

1. **"Minimum lot size for a Glamp-ground is 125 acres and not more than 25% of the total parcel area shall be designated as Prime Farmland..."**

Why no maximum size for a Glamp-ground? Do we want a 500 acre glamp-ground? Why not set 125 acres as the minimum and maximum? And why only 25% of total parcel designated as Prime Farmland. Should be 50%.

5. The maximum density of Glamp-grounds shall be one Glamping Site per suitable acre... The density of one Glamping Site per acre shall not prevent Glamping Site or Glamping Units from being clustered together."

Clustering seems fine but there should be a limit to the number of sites that may be clustered together. E.g. no more than five. Would this permit the total number of sites that can be accommodated on 125 acres or more to be jammed into one cluster on one or two acres?

8. All Glamping Units, at a minimum, shall be designed for three-season use and shall be made of high-quality durable materials."

"high quality" and "durable" are rather meaningless and provide no guidance. It is left to the eyes of the beholder. There should be more specificity.

11. The primary access driveway to the Glamp ground shall be 22 feet wide for the first....."

To this should be added: It shall be situated at least 300 feet from any curve or hill which restricts the view of the roadway.

17. "All lighting shall be dark sky compliant"

"Dark sky" needs definition and specificity.

19. "As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar buildings) ..."

"photographs of similar buildings" are not sufficient. Architectural drawings with specifications of exactly what is intended should be required.

21. "Glamp-grounds shall maintain quiet time between 10:00 pm and 8:00 am."

"Quiet Time" needs definition and specificity.

23. ... Fifth Sentence: "...for the Glamp-ground, other said application may be submitted at the time when events may be incorporated into the Glamp-ground."

This sentence makes no sense. How do "events" get "incorporated" into a Glamp-ground?

II. Additional Provisions:

To be added to #24.... A Special Permit Application must be accompanied by:

- a. A certificate of insurance
- b. A Comprehensive Fire Prevention Plan which includes plans for infrastructure designed to facilitate fire control including hydrants, pumps, fire extinguishers, and such other devices as may be prescribed by the Fire Marshall.
- c. A Trash Containment and Removal Plan
- d. Provision for filing and recording complaints for violation of regulations
- e. A comprehensive Neighborhood Impact and Security Plan designed to eliminate noise and nuisance that may impact the residents of Brooklyn. Such Plan shall provide effective policies and procedures to maintain order as well as enforcement mechanisms to ensure that the glamp-ground shall comply with all restrictions and requirements. The Plan must prohibit parking on roadways surrounding the glamp-ground. The Plan must prohibit any noise or other nuisance that disturbs the comfort or convenience of the glamp-ground's neighbors.
- f. A printed Code of Conduct that glampers will receive and to which they must agree in writing as a condition of registering at the glamp-ground. The Code of Conduct will provide for fines for violations of regulations. Registered guests will be required to pay a security deposit against which fines for violations shall be charged.
- g. Approval by the following boards and committees of the Town of Brooklyn:
 - a. Agricultural Commission
 - b. Conservation Commission
 - c. Inland Wetlands Commission
 - d. Parks and Recreation Commission
 - e. Water Pollution Control Authority
 - f. Fire Marshall
 - g. Highway Department
 - h. Resource Recovery Board
 - i. Emergency Management/Homeland Security
 - j. Local Law Enforcement

Security and Enforcement

Glamp-grounds shall be reviewed for compliance with 6.T.2 Standards and all other applicable laws or regulations annually. Special permits shall be rescinded for repeated (more than two in one calendar year) violations, especially as they relate to noise, light, traffic, parking, littering or any other activities that constitute a nuisance to the residents of Brooklyn.

Respectfully submitted,

Norman Berman
98 Bush Hill Road
Brooklyn, CT 06234

Rec'd 12/7/22

8 Woodward Rd
Brooklyn, CT 06234
December 7, 2022

To: Brooklyn Planning and Zoning Commission
Re: ZRC 22-007 Revisions to Residential-Agricultural Zone to Allow Glamping

Dear Commissioners,

The Northeast District Department of Health (NDDH) regulations specifically identify and require Bed & Breakfast and Hotels/Motels to file for a permit to conduct business annually. Additionally, these businesses are also inspected annually by the NDDH to ensure no health hazards such as bed bugs, fleas, mold, and other unsafe conditions exist in the lodging rooms.

Glamp ground lodging structures are **not included** in the NDDH regulations either specifically or implicitly, and therefore permits and inspections would not be required.

For the public's protection, the glamping text amendment should not be considered for approval before NDDH has regulations in place to annually permit and inspect glamp ground lodgings. Then a standard can be included in the text amendment requiring the adherence to NDDH Glamp ground regulations.

For your convenience, I've included the links to the pertinent web pages below.

[2023 Bed Breakfast Permit Packet PRINT.pdf \(nddh.org\)](#)

[2023 HotelMotel Permit Packet PRINT.pdf \(nddh.org\)](#)

[Forms & Permits – Northeast District Department of Health \(nddh.org\)](#)

Sincerely,

Jacqueline Igliozi

Conservation Commission Comments Regarding Text Amendment December 5, 2024

1. What is proposed plan to review post-construction stormwater management impacts? Sites should be subject to same development standards of commercial properties.
2. What are the procedures for camp fire permitting? What are the requirements for access to fire hydrants and fire extinguishers? Requirements should be incorporated into text amendment even if by reference to the Fire Code.
3. All access ways throughout site should be a minimum of 18 feet in width to support emergency vehicle access. First 100 feet of main access should be paved as well as any parking lots.
4. More specifics regarding allowable height of lighting should be provided, proximity to abutters, and photometric plan should be provided as part of Site Plan or Special Permit process.
5. Sites should be prohibited from being located in Floodplain.
6. Litter control plan should be required and note places for trash collection, times for removal, and property maintenance schedule to pick up debris, including surrounding roads.
7. No underground storage of petroleum should be allowed. Any aboveground storage should be shown on Site plan and stored in accordance with EPA's Spill Prevention, Control, and Countermeasure (SPCC) Regulation.
8. Applicant should be required to consult CT DEEP (Department of Energy and Environmental Protection) regarding potential threatened or endangered habitats if property is located within ½-mile of any shaded area shown on the most recent NDDB (Natural Diversity Database) mapping. The Bush Hill Road site is approximately 1,760 feet from a shaded area so it would be tripped for that property.
9. Glamping should be prohibited within the 100-year Floodplain, Aquifer Protection Areas, and areas within Key Agriculture Clusters and/or areas of High Critical Resource Value as designated by the POCD Land Use Policy Map. (The POCD map areas mentioned would prohibit use of the Bush Hill Road property)
10. A copy of the POCD recommendations for guiding development within Open Space and Natural Resource areas. Here are the key points to prohibit Glamping within Key Agricultural Clusters and areas of High Critical Resource Value
 - *#1 Preserve priority open space areas, particularly areas with co-occurring, high value resources through dedication, acquisition or regulation.* – Justification to prohibit glamping and/or subdivision – Expanding and preserving existing open space areas within Brooklyn is best served by preserving additional lands contiguous to existing open space and those of high critical resource value areas. Development of these areas should be limited to agricultural, open space preservations, and low density uses.
 - *#4. Identify and assist willing land owners to protect properties with significant resources.* – This POCD recommendation could be interpreted to imply that the Town could consider the Bush Hill Rd property abutters as land owners interested in protecting the property and therefore be asking you what ideas we have.
 - *#6 Protect uplands around significant wetlands through dedication, acquisition* – Wetlands soils are all throughout the Bush Hill Road property
 - *# 12. Encourage and support sustainable forest and agriculture practices for the protection of forest based industries and healthy native wildlife populations* - Bush Hill Road property is nearby an area mapped as NDDB (Natural Diversity Data Base) resource area which should

be allowed to expand. This expansion may be prevented from doing so with Glamping or any other high intensity development. This property should be screened prior to any approval being considered for “endangered, threatened and special concern species and important natural communities in Connecticut”.

Little Dipper Bush Hill Road Specific Comments:



1. There are wetland soils mapped all over the Bush Hill Rd site (see areas in green shading on wetlands map above). I would think ANY development on this property would require wetlands delineation and permitting.
2. The Plan of Conservation and Development (POCD) indicates that the Bush Hill Rd Little Dipper property is comprised of co-occurring critical resources on their Land Use Map (attached) and specifically states “Co-Occurring Critical Resources: Based on analysis done by the Brooklyn Conservation Commission, critical natural resources such as wetlands, stream corridors, wildlife corridors, prime farmland soils, and other factors were weighted. This layer suggests the environmental sensitivity to development, and conversely, the priority for permanent protection. “High Resource Priority” areas should be targeted for conservation, or for environmentally-friendly development such as cluster subdivisions.”
3. The POCD also shows that the Bush Hill Road property is adjacent to Key Agricultural Areas defined as “Key Agricultural Areas: Lands defined as having prime and by the USDA-Natural Resources Conservation Service”. One could argue that allowing Glamping on the Bush Hill property would make use of these lands for agricultural use less likely to occur and be preserved as such.

OPEN SPACE & NATURAL RESOURCES CONSERVATION

Recommendations

1. Preserve priority open space areas, particularly areas with co-occurring, high value resources through dedication, acquisition or regulation
2. Promote adoption of Conservation Subdivision Overlay Zones in areas with multiple co-occurring resources
3. Promote the adoption of scenic roads where appropriate
4. Identify and assist willing land owners to protect properties with significant resources
5. Promote allocation of funds for land protection (annual budget item)
6. Protect uplands around significant wetlands through dedication, acquisition or adoption of overlay zones
7. Promote adoption of regulations for Low Impact Development (LID) and Best Management Practices
8. Maintain vigilant enforcement of Town IWWC regulations
9. Adopt Aquifer Protection Area regulations (awaiting final zone designation – Level A mapping)
10. Identify potential future public water sources and establish Aquifer Protection Zone
11. Maintain and enhance natural connections and links through the establishment and expansion of multi-use Greenways
12. Encourage and support sustainable forest and agriculture practices for the protection of forest based industries and healthy native wildlife populations
13. Establish an inter-board “green team” to promote sustainable energy and resource utilization for municipal facilities and projects

REC'D 12/7/22

Dear Ms Roberson and Members of the Zoning Board,

Again my name is Maria Gandy-Winslow, a resident and local business owner in the town of Brooklyn. I am not represented by an attorney or commissioned by any group. I have been present at all to date meetings for the proposed RA zone change for the town of Brooklyn. I sat in via zoom with the Affordable Housing meeting, the Agriculture Commission meeting, as well as, in person to the recent Conservation Committee meeting. As it would appear, there have been many town meetings that all inevitably have LDF information within the body of that meeting. Towns' people would never be aware of so many meetings all pertaining to at least in small part, if not a very large amount of LDF's development interests in mind.

Little Dipper Farm's request for glamping and change of the RA zone have taken up my Spring, Summer, Fall and now what would be going into the Winter. I have taken time away from my own business and home improvements to extensively research what glamping entails and what the ultimate impact on surrounding properties and habitat would be. Glamping as it would appear is a new venture capitalist venue with hopes of making money hand over fist. Correct me if I'm mistaken. I have not seen a Financial Viability report as to how glamping would bring financial gain to our rural quaint town; as LDF will have its very own restaurant or restaurants and or potentially a bar and extensive facility's all being self-contained within the property itself. While out at breakfast or out at local yard sales, I'm now hearing the phrase "tent city". I hey hope to create a "tent city". This is not "my" phrase this is only what I hear.

It was just brought to by attention a day ago of a near similar pristine property located in The Berkshire Mountains in Beckett MA, called the Dream Away Lodge. I'm actually very familiar with the recent sale of this property. I have frequented dinner on a couple occasions. As with The Golden Lamb Restaurant, The Dream Away Lodge had noted history with the likes of Bob Dylan, Joan Baez & The Guthrie's. It was a very well respected property of the caliber of what was formally known as the Golden Lamb restaurant now known as Little Dipper Farm.

I have attached the most recent May 2022, 100 site glamping request and subsequent quick DENIAL of a glamping application proposal from the town of Beckett MA. As you read, the towns' people thanked greatly the expertise and knowledge of their town officials for quickly halting a

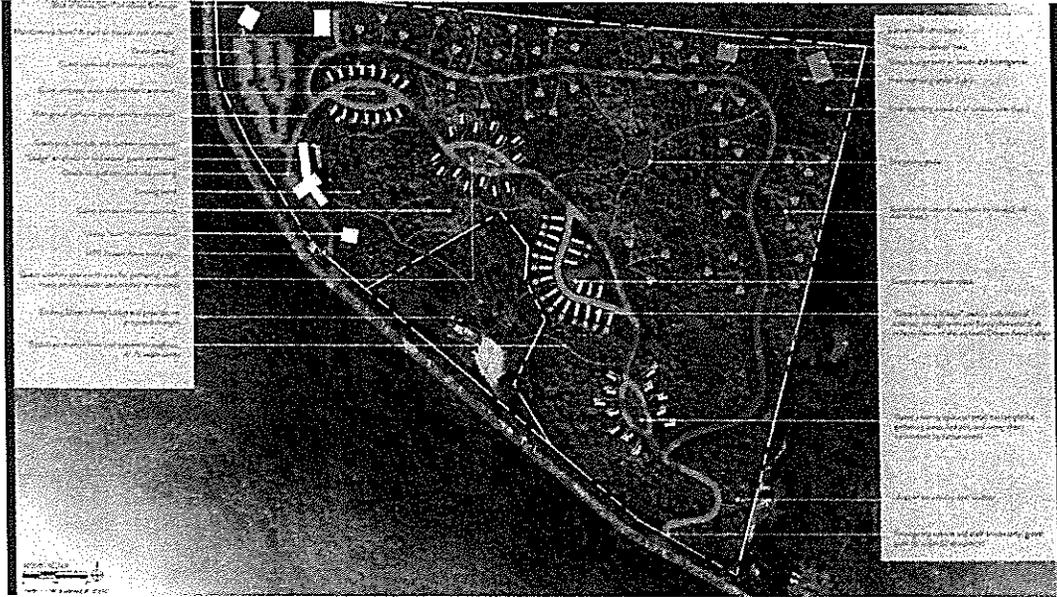
glamping application. It was not what was best for that iconic property, their community or habitat. You will also note a similar application withdrawal was made and the town of Beckett subsequently penalized applicants as to not bring forth again for 2 yrs; as the town exhausted immense resources and funds for town meetings and necessary research.

Some have mentioned they believe this to be a yes or no acquisition with no room for development negotiation. And, is that fair to the applicants? When do you stop negotiating with a venture that just simply is not a good fit for the Bush Hill Property, the community or its habit? Brooklyn's iconic property is showcased on our very own Town Halls website as well as NECCOG.

At commencement of the last open town meeting, committee members struggled, as would anyone, to understand glamping terms such as unit vs site? All would be explained again over and over. On this premise alone the application should be denied for lack of proper knowledge. How can one vote on something that's never been explored and that such little information is known for long term affects? There's been a cram session to learn about glamping on all our parts. All that is known is that Glamping Enterprises are searching out acres of prime beautiful locations for which to profit the most. The Bush Hill property should not be the example. Brooklyn should not be setting the glamping premise for the state.

Thank you,

Maria Gandy-Winslow



A screenshot of the proposed glamping camp at Dream Away Lodge. The Becket Planning Board continued a heavily attended hearing on Wednesday to May 11.

Dream Away 'Glamping' Proposal Draws Vocal Opposition

By Brittany Polito

iBerkshires Staff

05:30PM / Friday, April 15, 2022

[Print Story](#) | [Email Story](#)

BECKET, Mass. — Nearly 150 people logged into a virtual public hearing on Wednesday to express their concerns about a proposed 48-acre glamping facility at Dream Away Lodge.

A [Change.org petition](#) has generated almost 500 signatures of people who are opposed to the development of the County Road property at this scale.

Citizens and Planning Board members expressed fears of negative effects on traffic and the environment, and even questioned if the plan could be considered camping at all.

"Pave paradise, put up a parking lot, is that what the world really needs right now? Is that what Becket needs? Pave paradise, put up a glamping lot?" resident Shelley Chanler said while bringing up ecological concerns about the proposal.

"A parking lot for 150 cars, 50 luxury camping cabins, 50 tents with king-sized beds and full bathrooms, an Olympic-sized swimming pool, septic systems for 100 sites, 10,000 gallons of water a day, is that what the world needs right now?"

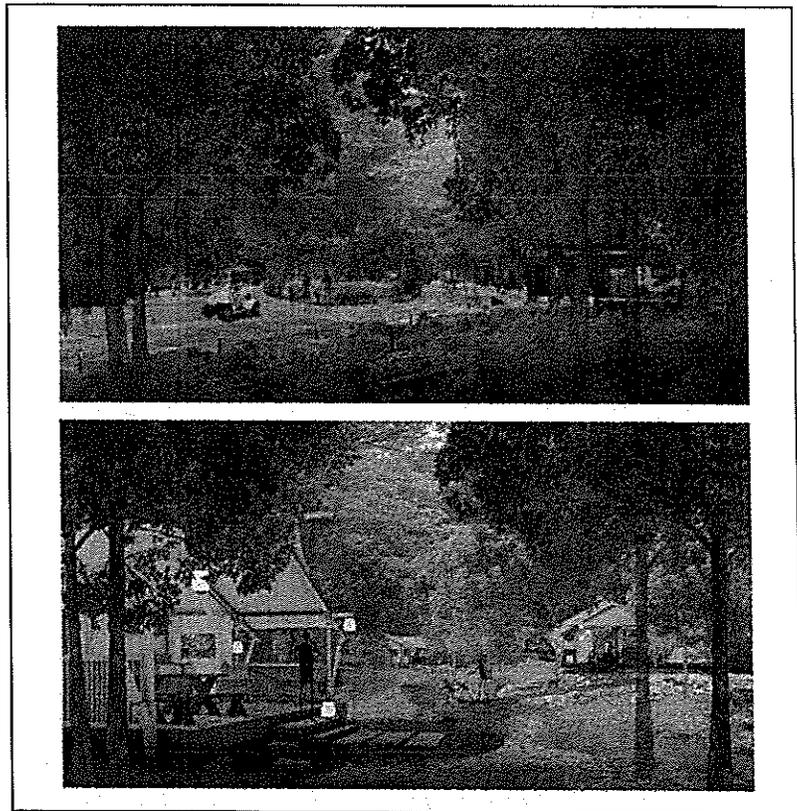
Board member James Levy reacted directly to Chanler's comment, visibly upset.

"Although I'm completely, completely sympathetic, the problem is single families on large pieces of property are actually the least ecologically friendly way of organizing human civilization, it's not a great way to go," he said.

"Nobody's gonna stop, I mean, maybe we should stop all housing, all new housing in this town because hey, it's a crappy way to do things, it's ecologically unsound, but I don't see any upswell of 'let's forget about any new housing development, all housing development that's right now on the books, freeze it and stop that stuff because it's ecologically unsound.

"It just frustrates me because no one is complaining about something that's a really serious problem but everybody doesn't want any kind of commercial anything developed in this town and they certainly don't want high-density housing."

The storied Dream Away Lodge featured numerous folksingers and songwriters in its nearly 100-year history, including Arlo Guthrie, Joan Baez and Bob Dylan. It closed during the pandemic and Daniel Osman, its owner for the past quarter-century, recently put it up for sale. It includes the 200-year-old farmhouse, restaurant, music/event room and grounds.



Illustrations provided to the Planning Board on what the tents and cabins would look like.

Hit The Road LLC is proposing to reopen the lodge and develop the surrounding parcel into the Dream Away Campground consisting of 100 camping units. The guest accommodations will include cabins and canvas-walled tents on platforms.

It is considered to be "glamping," a form of camping with accommodations and facilities more luxurious than those associated with traditional camping.

The site proposal also includes a guest lodge with a pool, a 155-car parking lot for campers, a guest relaxation area, and maintenance and operation structures.

Though a road is mapped through the property, guests will be expected to park in the lot and travel by foot or bike around the campground. The road is for maintenance and emergency vehicles.

The plan is designed so that more disruptive activities are stationed close to the road and areas that were previously disturbed. In the original site plan, there was a village for permanently installed Shasta or Airstream campers and fire pits at every site but those items were scrapped.

With the combination of existing and new utilities, the campground intends to use less than 10,000 gallons of water a day.

"We worked really hard when creating the site plan to make sure that we were disturbing as little of the site as possible because it is currently a beautiful forested site and it is adjacent to the [October Mountain] State Forest," designer Sara Tie explained.

"And so the design team did put a lot of effort into making sure that the disturbance that was occurring on the site was only disturbance that was necessary, for example, to place the structures or to provide the emergency access road, and then otherwise we tried to aggregate the disturbance into specific areas so that the rest of the site could remain forested and natural."

There were some positive comments at the hearing. Resident Nathan Hanford told the other attendees to do their research on the concept rather than name-calling, shouting, and pointing fingers.

He said a bunch of people on the call needed to apologize, as that is not how he was raised in Becket and if anything is going to save the town, it's everyone reassessing their manners and how they speak to one another.

"I'd like to say as a child of Becket, Jacob's Pillow saved my life, allowed me to buy my first car and go to college and if any young people in Becket have access to employment through this company, I am all for this," Hanford said.

"My nieces and nephews live in Becket, I have five of them, they need jobs, we're not an extremely wealthy family, they need to go to college, they need to be educated, places like this allow young people to meet others from outside of their experience circle in the hilltowns and broaden their prospects in life."

A teen resident also called into the meeting to express a need for the jobs that the campground will provide.

"I'm 16 and I'm just about to get my license, and there are no employment opportunities in Becket at the moment for people my age," she said.

"There are lots of specialized opportunities for painters and construction workers but as far as entry-level jobs, there really aren't any and I've looked into their plans for how many people they plan to hire and it's, as far as somebody from my point of view children, young adults trying to save some money to go to college, buy a car, this is like an incredible opportunity and I think we really just need to give them a chance to better our community."

Planning Board member Howard Lerner called to the traffic study that was conducted for the project that measured an hourly average of 25 vehicle trips per hour in the morning peak and 41 per hour in the afternoon peak.

He argued that the numbers were low because the study was done on a Wednesday morning in November, stating that numbers would be much higher on a weekend during the summer.

"It seems to me that you might want to do a traffic study on a Friday or Saturday p.m. in July to get a more accurate reflection of what the traffic's like during," Lerner said.

"I mean November a.m., it's not surprising you didn't see any traffic."

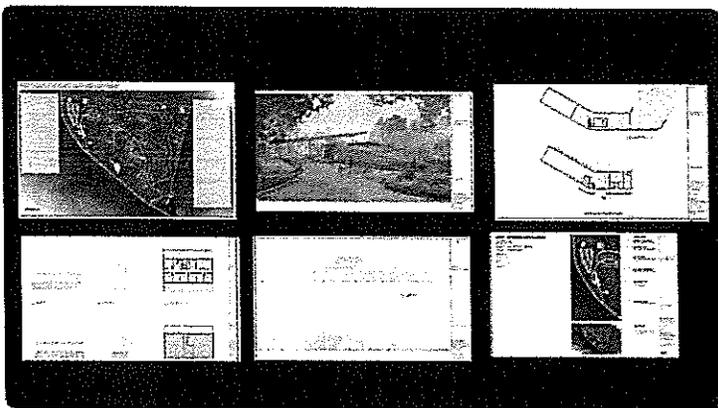
He also said that the Dream Away Lodge's current parking lot is insufficient and often leaves people parking on County Road.

The hearing was continued to May 11 so that more residents can express their thoughts on the situation.

Tags: [glamping](#), [Planning Board](#),

Like 5 people like this. Sign Up to see what your friends like.

Becket Residents Opposition HTR Dreamaway Glamping Resort Project



Marianne Klimchuk started this petition to Planning Committee Town of Becket and [4 others](#)

Victory

This petition made change with 805 supporters!



William Caldwell: Becket Residents
Opposition HTR Dreamaway...

[Share on Facebook](#)

[Send an email to friends](#)

[Tweet to your followers](#)

[Copy link](#)

THIS NOTICE AS OUR COLLECTIVE OPPOSITION TO THE DEVELOPMENT PLANS TENDERED ON BEHALF OF WE ARE OPPOSED TO THE DEVELOPMENT OF THIS PROPERTY AT THIS SCALE.

1. The glamping resort will increase traffic along the two-lane County Road, Becket Road to Lee, and throughout the town of Becket - roads that are already deteriorating and in need of constant repair.
2. The impact to the environment of development of this size includes deforestation, flattening and trampling on vegetation, chopping of branches for campfires, degrading and destruction of wildlife habitats.
3. The size and the sheer number of vehicles including trailers, vans, cargo trailers, sanitation and maintenance, food service trucks would create dangerous and potentially deadly consequences.
4. The resort is not consistent with the neighborhood which is all permanent residents.
5. The development will have a substantial negative impact on the community because the site with 50 cabins and 50 tents including 100 campfire sites will impact the safety of the surrounding areas - from wildfires to security.
6. The human waste for that density of people will have a substantial negative impact on the fragile environment.

Victory!

Marianne Klimchuk
Becket, MA, United States

JUL 29, 2022 — Hello All,
Becket Planning Board Meeting on July 13th, 2022 had concluded our efforts to "Save Becket". This was our mission statement from day one and we succeeded! The request for special permit by the applicant HTR was withdrawn and the Becket Planning Board accepted with prejudice. This was a very important victory for all supporters of "NO GLAMPING" and for the Town of Becket as a whole. The beauty, serenity and peacefulness of the our neighborhood has been preserved through the hard work, time and efforts of many. We thank everyone for their support and willingness to be involved in making a difference.

A very special thank you to our Concerned Residents of Becket group leaders and representative at the board meetings. Without their legal guidance and knowledge the results may have been different.

We hope everyone can continue to enjoy the rest of summer with peace.

Victory

This petition made change with 805 supporters!



William Caldwell: Becket Residents
Opposition HTR Dreamaway...

Share on Facebook

- Send a Facebook message
- Send an email to friends
- Tweet to your followers
- Copy link



Dream Away 'glamping' resort project in Becket officially dead

Becket - After several months of tense public hearings, a proposed project to convert the Dream Away Lodge property into a glamping...

<https://theberkshiredge.com>



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date

Application # SD 22-003

Check #

APPLICATION FOR SUBDIVISION/RESUBDIVISION

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

Mailing Address 240 SOUTH STREET, BROOKLYN, CT 06234

Applicants Interest in the Property OWNER

Property Owner SAME Phone

Mailing Address

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

Address 63 SNAKE MEADOW ROAD, KILLINGLY, CT 06239

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

Name of Attorney

Address

Phone Fax

Subdivision X Re subdivision

Property location 430 ALLEN HILL ROAD

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

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

Sewage Disposal: Private X Public

Note: Hydrological report required by Section 11.6.2

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

Water: Private X Public

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

The following shall accompany the application when required:

4.2.2 Fee \$ State (\$60.00) 4.2.3 Sanitary Report 4.2.5, 3 copies of plans

4.2.4 Application/ Report of Decision from the Inland Wetlands Com. & the Conservation Com.

4.2.6 Erosion & Sediment Control Plans

4.2.7 Certificate of Public Convenience and Necessity

4.2.8 Applications filed with other Agencies

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

Applicant: Date

Owner: Naomi Regis Date 10-8-22

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

430 Allen Hill Road - Hydraulic Analysis

Method A - Packed GW Drains Spring

Permeability Calculation - Assume 50% Surface Runoff

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

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

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

- RESTRICTIVE = 16" (WORSE CASE)

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

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

Method B - OBSERVATION OF DIFFERENCES IN GROUNDWATER LEVEL

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

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

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



Norman Thibault, Jr.
10/5/2022

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

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

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

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

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

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

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

$$L = Q / K i d$$

Q = VOLUME OF EFFLUENT IN CUBIC FEET PER DAY

K = PERMEABILITY = 25' / DAY

i = SLOPE = 3.36%

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

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

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



Norman Thibault
10/5/2022

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

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

Parcel "A"

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

Parcel "B"

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

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

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

NORTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS

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

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

Sheet 3 of 4 – Subdivision Lot Development Plan

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

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

APPRAISAL OF

Vacant Land

LOCATED AT:

Allen Hill Rd
Brooklyn, CT 06234

FOR:

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

AS OF:

December 2, 2022

BY:

Catherine Hebert
RCR.1523

Northeastern Appraisals, LLC
Appraisal Report

File No. 22-0141

December 6, 2022

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

File Number: 22-0141

Dear Sirs,

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

Allen Hill Rd
Brooklyn, CT 06234

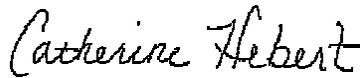
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

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

\$70,000
Seventy Thousand Dollars

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

Respectfully submitted,



Catherine Hebert
RCR.1523

**Appraisal Report
LAND APPRAISAL REPORT**

File No. 22-0141

SUBJECT	Property Address Allen Hill Rd		Census Tract 9051.00		LENDER DISCRETIONARY USE	
	City Brooklyn		County Windham		State CT Zip Code 06234	
	Legal Description Volume 700 Page 68					
	Owner/Occupant Naomi Regis		Map Reference 32 128			
	Sale Price \$ NA		Date of Sale NA		Property Rights Appraised	

NEIGHBORHOOD	LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural BUILT UP <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow PROPERTY VALUES <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining DEMAND/SUPPLY <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply MARKETING TIME <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.			NEIGHBORHOOD ANALYSIS <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th>Good</th> <th>Avg.</th> <th>Fair</th> <th>Poor</th> </tr> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreation Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Cond.</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police & Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>					Good	Avg.	Fair	Poor	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		Good	Avg.	Fair	Poor																																																																			
	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																			
	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																			
	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																			
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
Recreation Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
Adequacy of Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
Protection from Detrimental Cond.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
Police & Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																																																																				
PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY		SINGLEFAMILYHOUSING																																																																		
Single Family 60%		Not Likely <input checked="" type="checkbox"/>		Owner <input checked="" type="checkbox"/>		PRICE AGE																																																																		
2-4 Family		Likely <input type="checkbox"/>		Tenant <input type="checkbox"/>		\$(000) (yrs)																																																																		
Multi-Family		In process <input type="checkbox"/>		Vacant (0-5%) <input checked="" type="checkbox"/>		150 Low 0																																																																		
Commercial 5%		To:		Vacant (over 5%) <input type="checkbox"/>		400 High 300																																																																		
Industrial						Predominant																																																																		
Vacant 35%						300 - 50																																																																		

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

SITE	Dimensions 348' x Irregular		Topography Sloping	
	Site Area 12.25 Acres		Size Larger than typical	
	Zoning Classification Residential Agricultural		Shape Irregular	
	HIGHEST & BEST USE: Present Use <input checked="" type="checkbox"/>		Drainage Appears adequate	
	UTILITIES Public Other		View Residential	

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

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

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

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

Comments and Conditions of Appraisal:

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

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

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

ADDENDUM

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

Neighborhood Comments

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

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

Comments on Sales Comparison

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

Extra Comments

Purpose and Intended Use of the Appraisal

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

Scope of the Report

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

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

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

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

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

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

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

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

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

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

APPRAISER:

SUPERVISORY APPRAISER (only if required)

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

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

Did Did Not Inspect Property

RCR.1523

SUBJECT PROPERTY PHOTO ADDENDUM

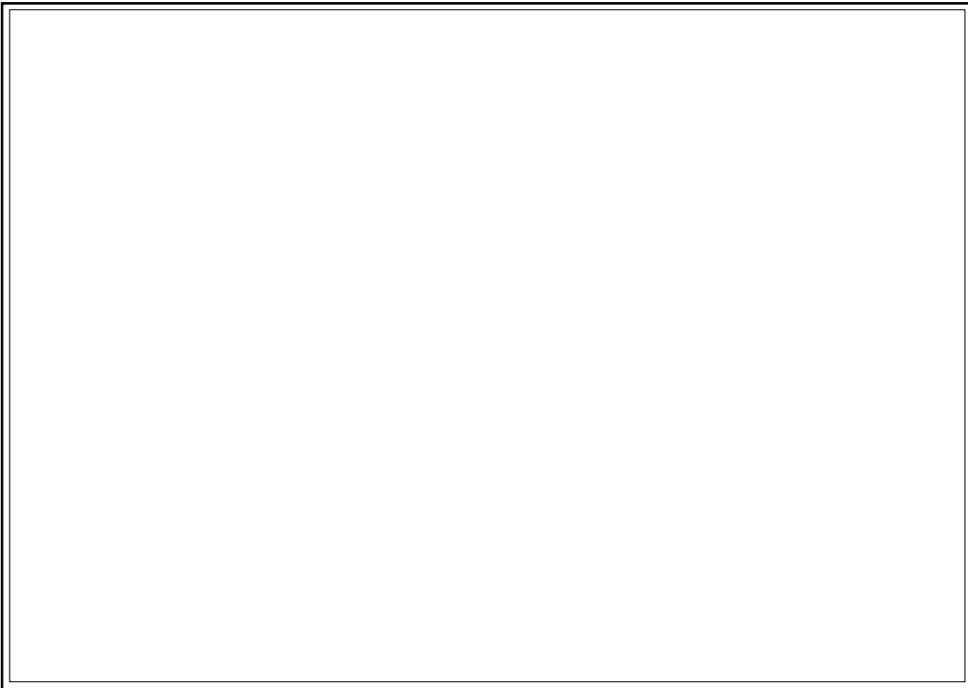
Borrower:	File No.: 22-0141	
Property Address: Allen Hill Rd	Case No.:	
City: Brooklyn	State: CT	Zip: 06234
Lender: PC Survey Associates, LLC		



View of Lot



Street Scene



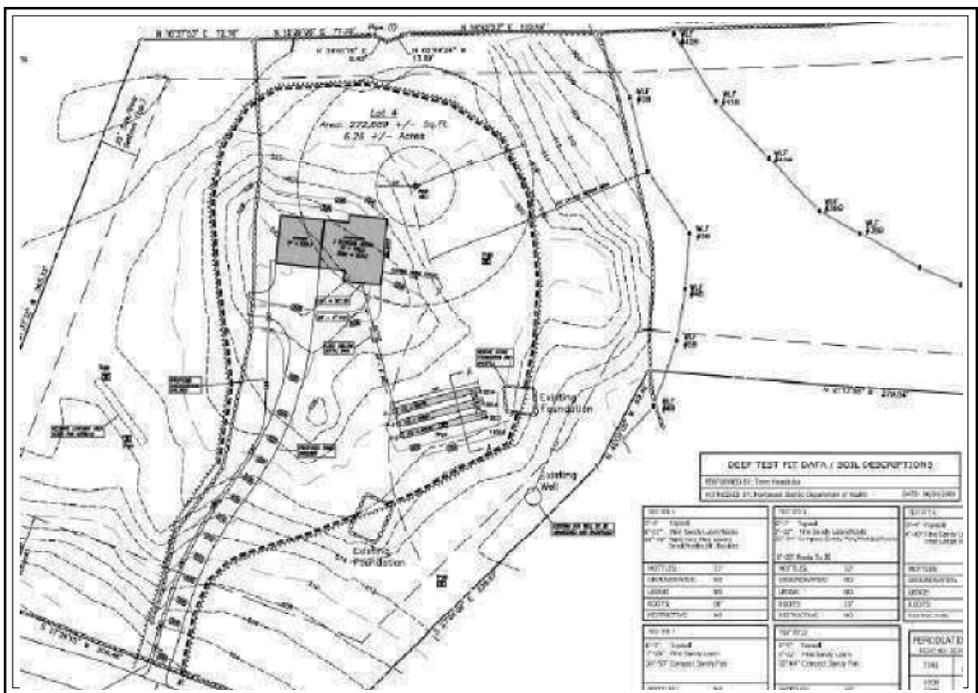
COMPARABLE PROPERTY PHOTO ADDENDUM

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



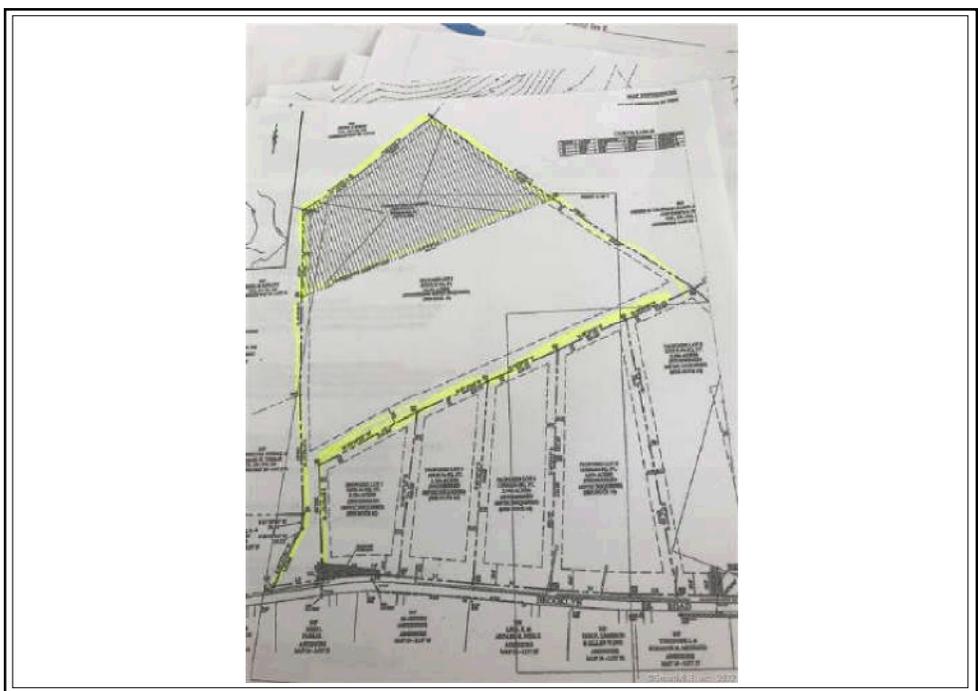
COMPARABLE SALE #1

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



COMPARABLE SALE #2

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

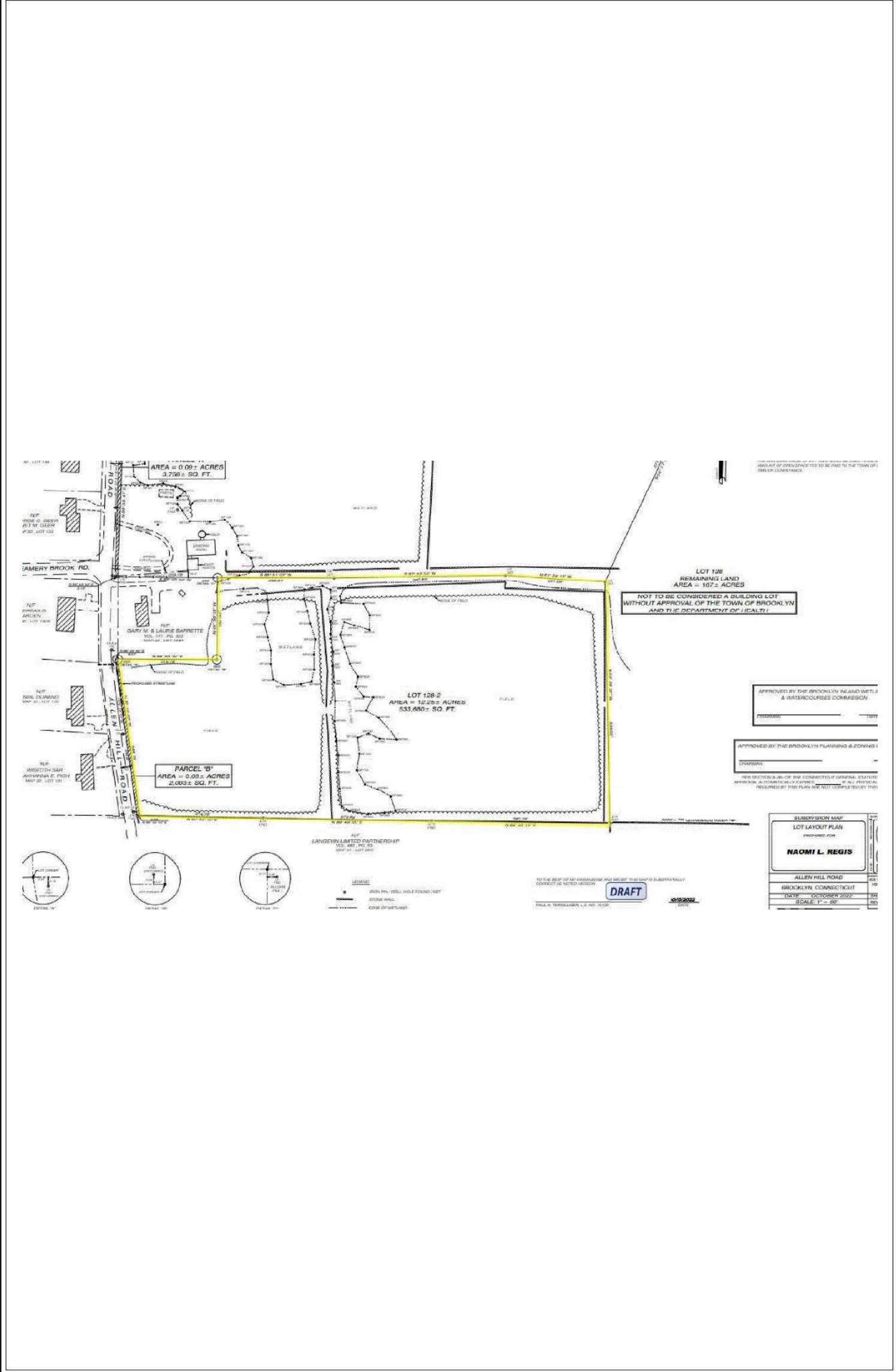


COMPARABLE SALE #3

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

PLAT MAP

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



AERIAL MAP

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

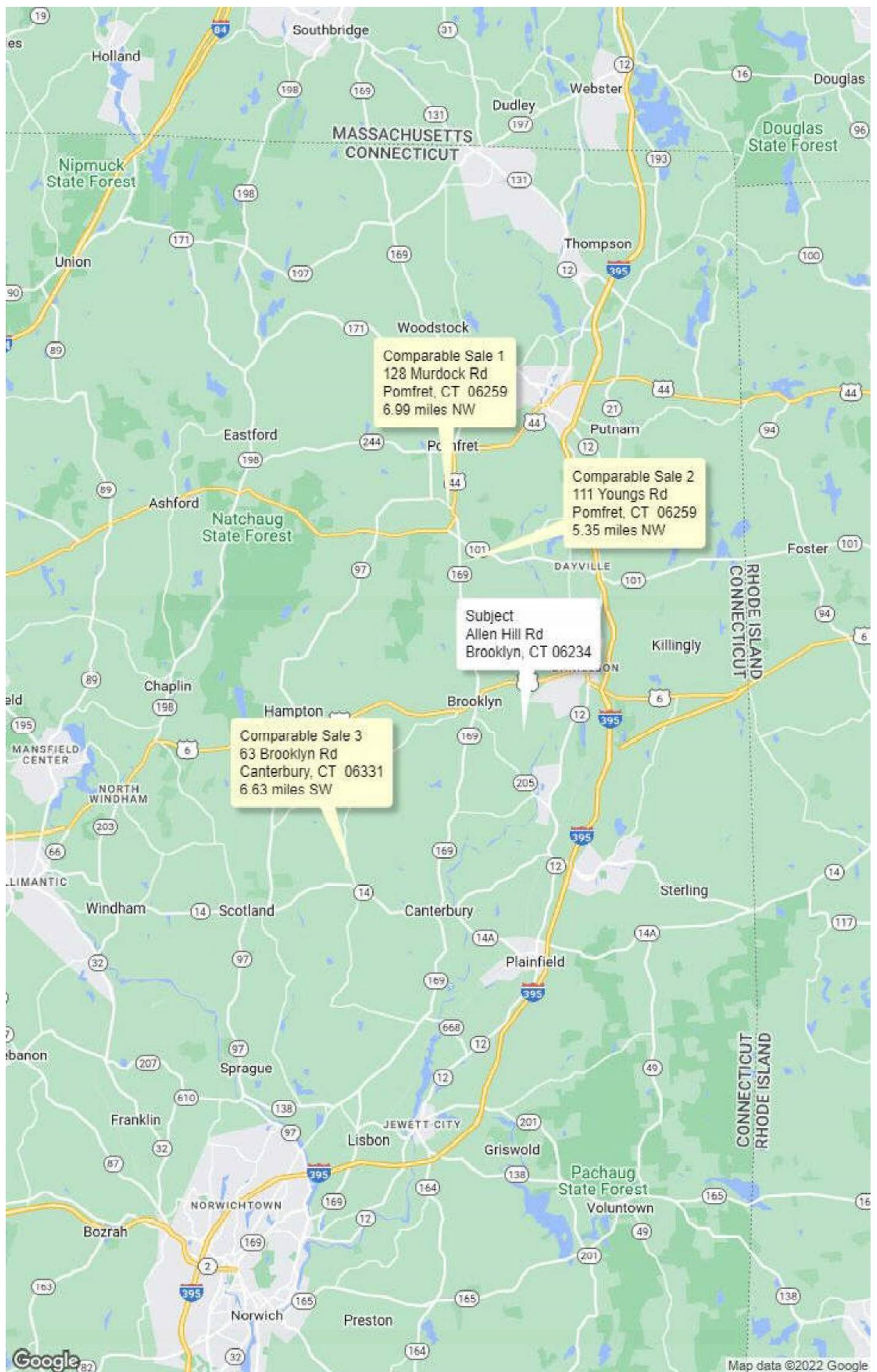


Google

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

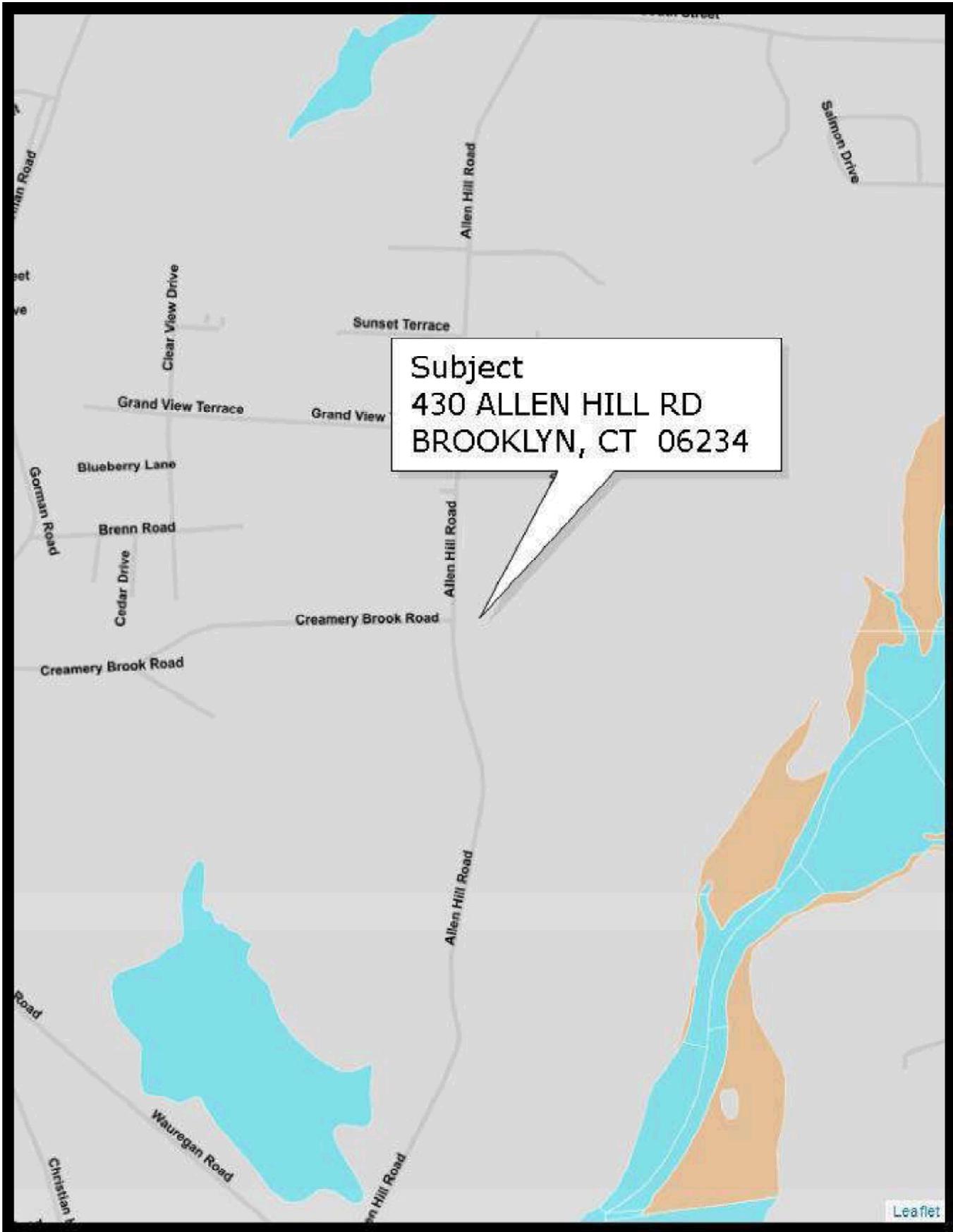
LOCATION MAP

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



Flood Map

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



FloodMap Legend

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

Flood Information

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

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

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



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



Real Estate Professionals
Errors and Omissions Policy

Declarations

Agency	Branch	Prefix	Policy Number
078990	969	RFB	65263851322

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

1. NAMED INSURED AND MAILING ADDRESS:

Northeastern Appraisals LLC
580 Litchfield Avenue
Dayville, CT 06241

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

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

3. ERRORS AND OMISSIONS LIABILITY:

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

4. PREMIUM \$1,240

Total Premium: \$1,240.00

5. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:

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

CNA65780XX ED. 05-2012

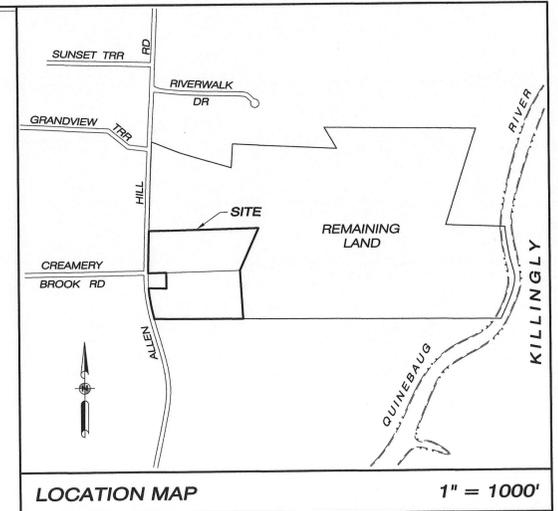
I - 1400260 B - 040266

Matthew W. Curry
Countersigned by Authorized Representative

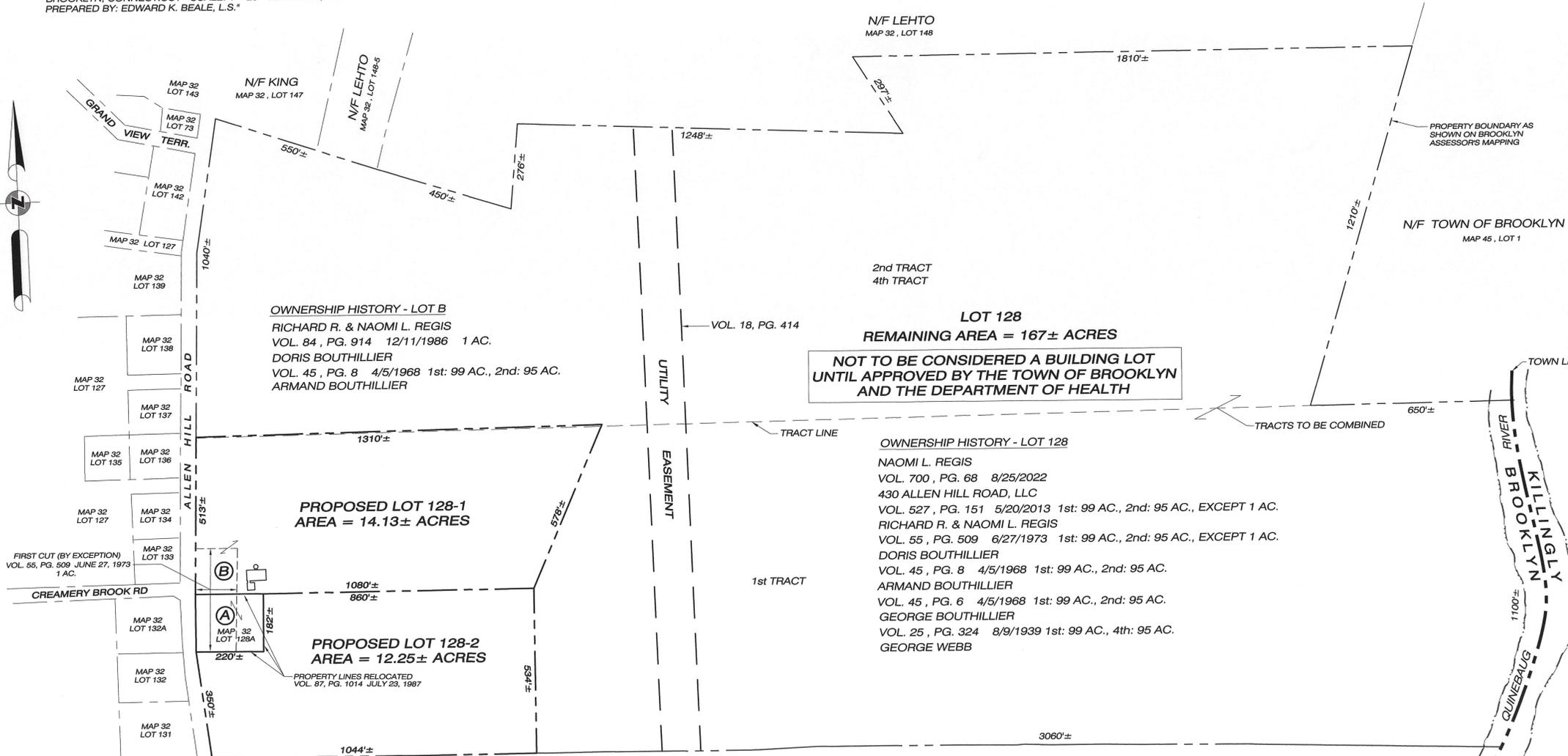
MAP 32 , LOT 128
 RA ZONING DISTRICT
 TOTAL SUBDIVIDED AREA = 26.4± ACRES

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

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



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



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

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

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

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

THE SUBDIVISION REGULATIONS OF THE TOWN OF BROOKLYN ARE A PART OF THIS PLAN. APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF THE REQUIREMENTS OF SAID REGULATIONS, EXCEPTING ANY VARIANCE OR MODIFICATIONS MADE BY THE COMMISSION. ANY SUCH VARIANCE OR MODIFICATIONS ARE ON FILE IN THE OFFICE OF THE COMMISSION.

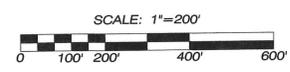
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

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



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

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

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

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

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

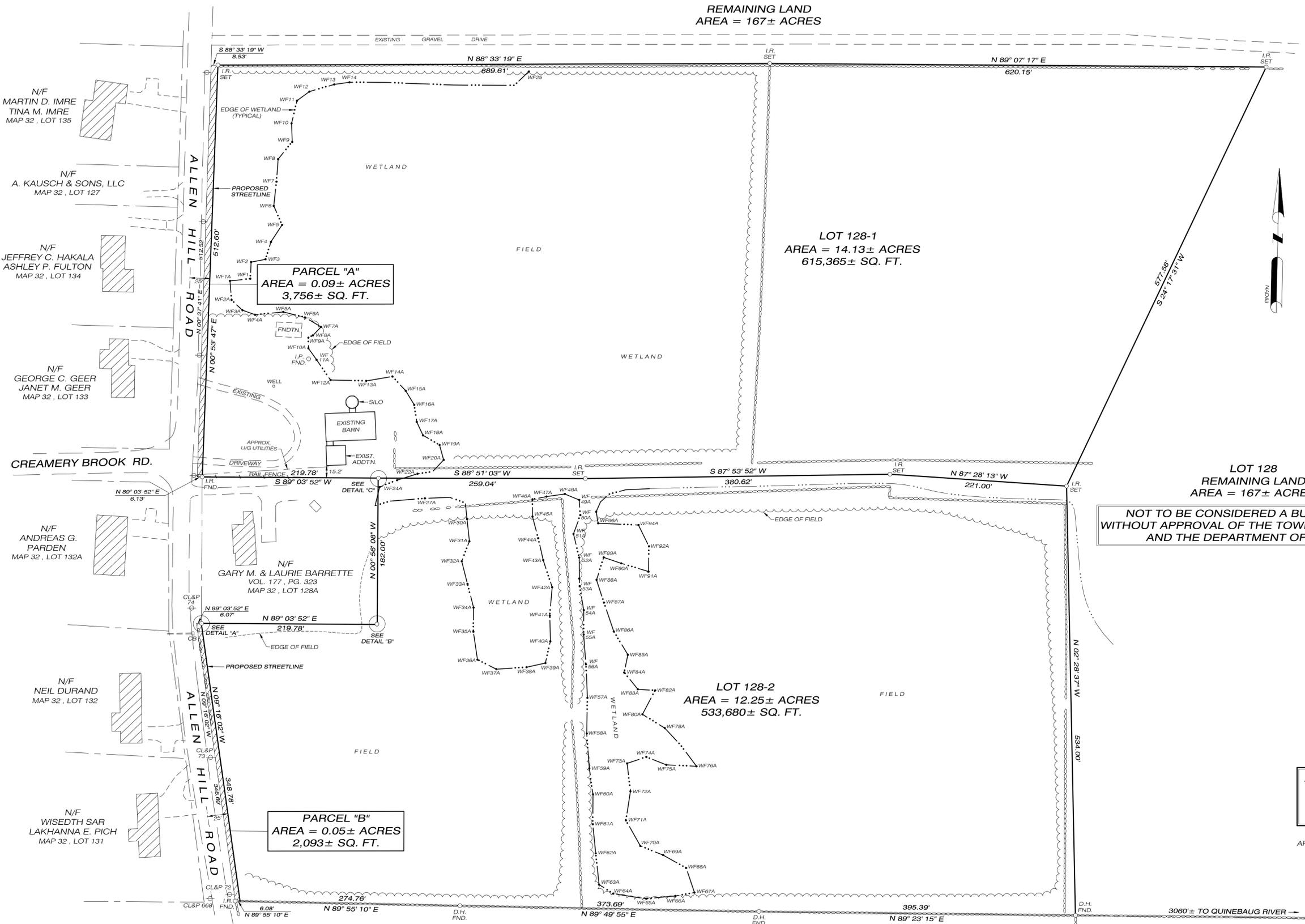
Paul A. Terwilliger
 PAUL A. TERWILLIGER, L.S. NO. 70165
 DATE: 10/13/2022

SURVEYING • MAPPING • PLOT PLANS

LAND RECORD RESEARCH • SURVEYING • MAPPING • PLOT PLANS

email: pcosurvey@snet.net
 63 SNAKE MEADOW RD
 KILLINGLY, CT 06239
 860 774 6230

REMAINING LAND
AREA = 167± ACRES



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



LOT 128-1
AREA = 14.13± ACRES
615,365± SQ. FT.

PARCEL "A"
AREA = 0.09± ACRES
3,756± SQ. FT.

LOT 128
REMAINING LAND
AREA = 167± ACRES

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

LOT 128-2
AREA = 12.25± ACRES
533,680± SQ. FT.

PARCEL "B"
AREA = 0.05± ACRES
2,093± SQ. FT.

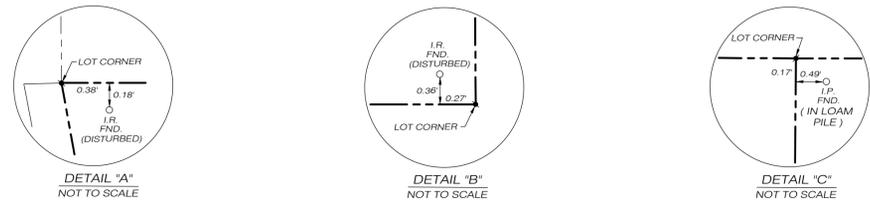
APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

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



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

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

PAUL A. TERWILLIGER, L.S. NO. 70155 10/13/2022 DATE

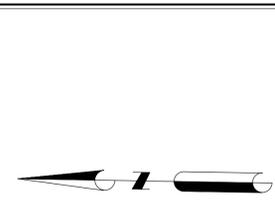
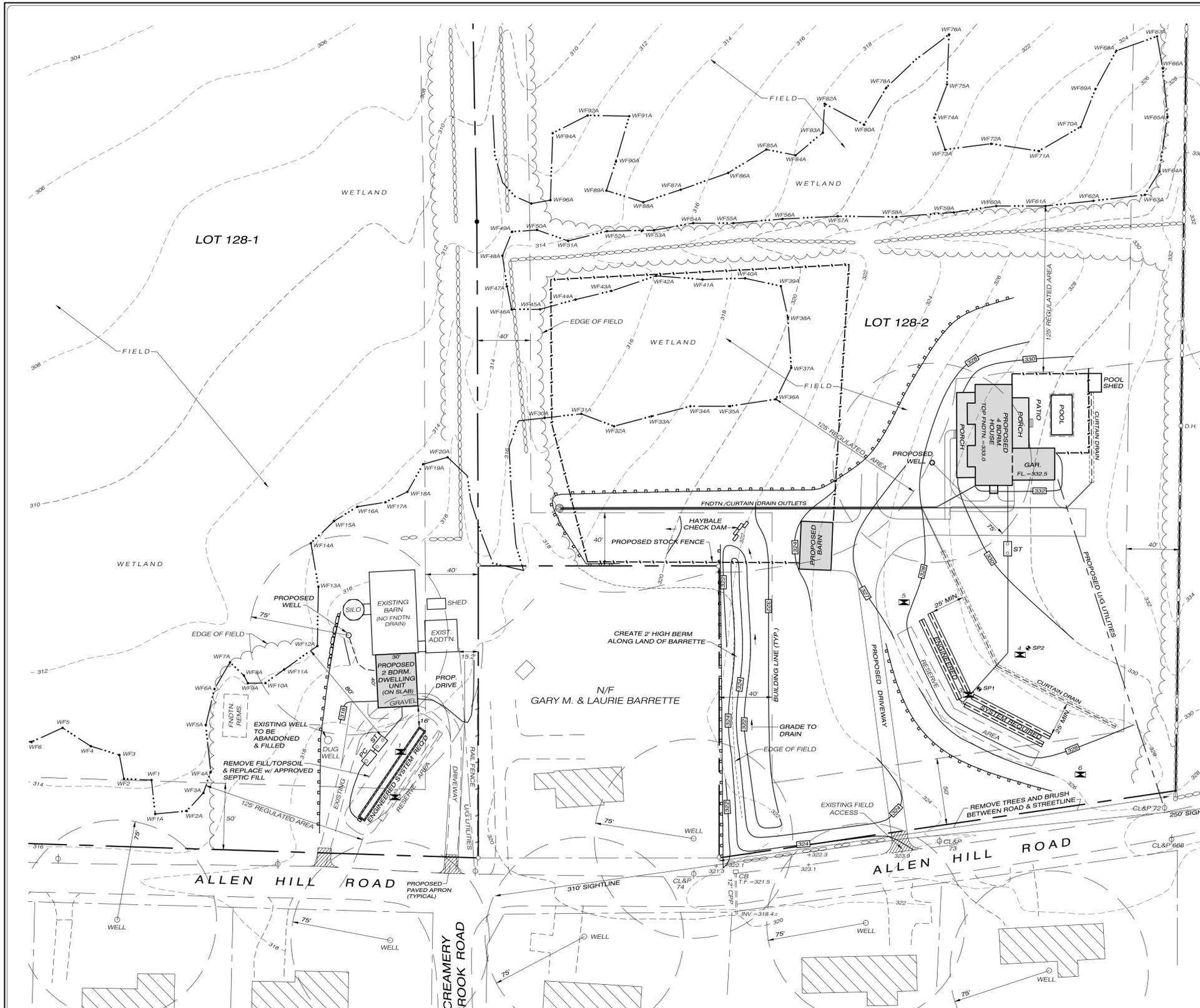
NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE EMBOSSED SEAL OF THE LAND SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

SUBDIVISION MAP
LOT LAYOUT PLAN
PREPARED FOR
NAOMI L. REGIS

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

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

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



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

N/F
LANGEVIN LIMITED PARTNERSHIP

SEPTIC SYSTEM NOTES - LOT 128-1

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

SEPTIC SYSTEM NOTES - LOT 128-2

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

STANDPIPE MONITORING BY NDDH

SP1 - TOP OF PIPE TO GRD. = 15'

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

SP2 - TOP OF PIPE TO GRD. = 14.5'

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

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

SOIL TEST DATA

SOIL TESTING PERFORMED 2/23/2022

TP1

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

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

TP2

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

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

TP3

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

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

TP4

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

MOTTLING AT 16"
WATER AT 48"
NO LEDGE

SOIL TESTING PERFORMED 8/9/2022

TP5

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

MOTTLING AT 18"
NO WATER
NO LEDGE

TP6

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

MOTTLING AT 20"
NO WATER
NO LEDGE

PERCOLATION RATE: 10.1-20 MIN./INCH

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

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

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

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

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

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

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

GENERAL LOCATION SURVEY

SUBDIVISION LOT DEVELOPMENT PLAN

PREPARED FOR

NAOMI L. REGIS

ALLEN HILL ROAD
BROOKLYN, CONNECTICUT

DATE: OCTOBER 2022
SCALE: 1" = 40'

63 SNAKE MEADOW RD
KILLINGLY, CT 06239
860 774 6230

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

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

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

DEVELOPMENT

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

CONSTRUCTION SEQUENCE: (INDIVIDUAL LOT DEVELOPMENT)

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

GENERAL DEVELOPMENT PLAN

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

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

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

DUST CONTROL WILL BE ACCOMPLISHED BY SPRAYING WITH WATER.

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

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

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

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

SILT FENCE INSTALLATION AND MAINTENANCE:

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

HAY BALE INSTALLATION AND MAINTENANCE:

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

TEMPORARY VEGETATIVE COVER

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

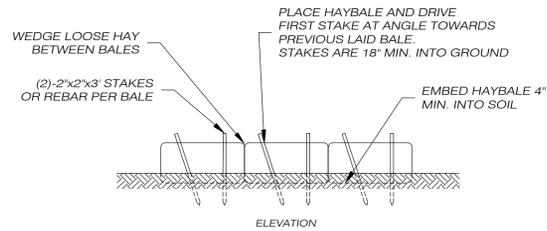
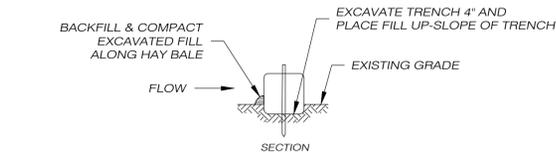
PERMANENT VEGETATIVE COVER

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

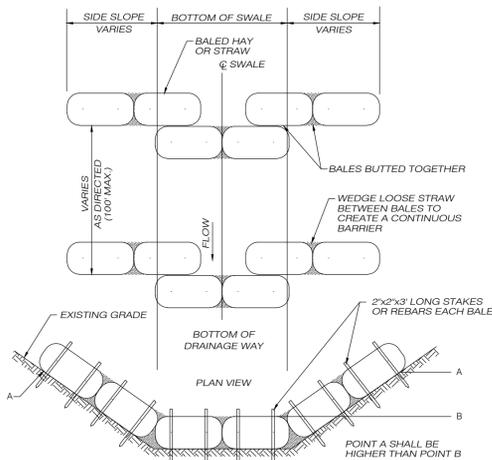
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREEPING RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

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

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



HAY BALE BARRIER DETAIL
NOT TO SCALE



HAYBALE CHECK DAM
NOT TO SCALE

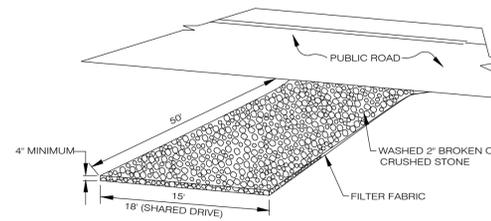
APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

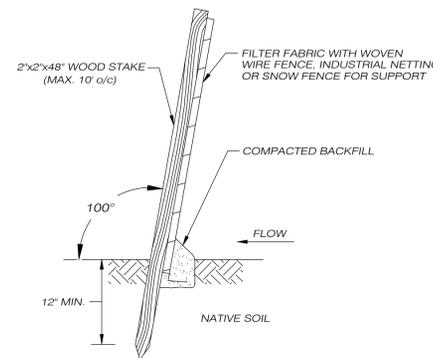
PER SECTION 8-26c OF THE CONNECTICUT GENERAL STATUTES, AMENDED, APPROVAL AUTOMATICALLY EXPIRES IF ALL PHYSICAL IMPROVEMENTS REQUIRED BY THIS PLAN ARE NOT COMPLETED BY THAT DATE

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

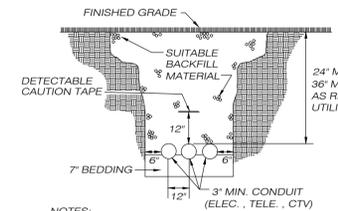
CHAIRMAN _____ DATE _____



ANTI-TRACKING PAD
NOT TO SCALE

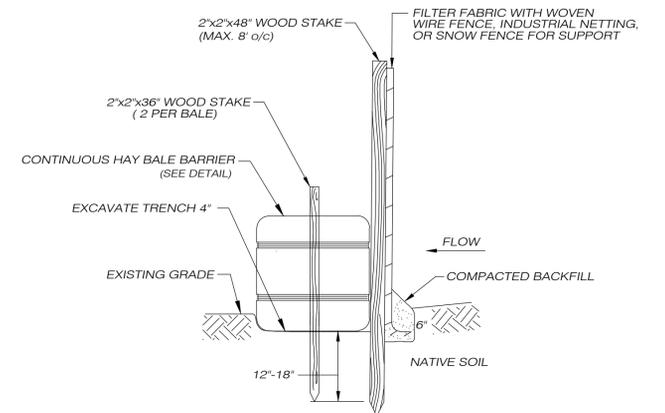


SILT FENCE DETAIL
NOT TO SCALE

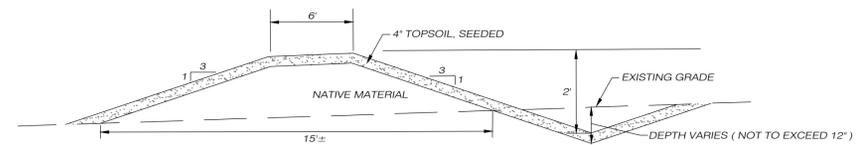


- NOTES:
1. OSHA STANDARDS REQUIRE THAT SPOILS BE PLACED 24" MIN. FROM EDGE OF TRENCH!
 2. SUITABLE BACKFILL SHALL NOT CONTAIN ASH, CINDER, SHELL, FROZEN MATERIAL, LOOSE DEBRIS OR STONES LARGER THAN 2" MAX. DIMENSION.
 3. FUEL OR WATER LINES SHALL BE NO CLOSER THAN 18" IN ANY DIRECTION.

UTILITY TRENCH DETAIL
NOT TO SCALE



HAY BALE BACKED SILT FENCE DETAIL
NOT TO SCALE



BERM SECTION
NOT TO SCALE

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

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut

Survey Area Data: Version 21, Sep 7, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2011—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ridgebury fine sandy loam, 0 to 3 percent slopes	20.6	8.2%
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	9.2	3.7%
15	Scarboro muck, 0 to 3 percent slopes	4.0	1.6%
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	23.2	9.2%
23A	Sudbury sandy loam, 0 to 5 percent slopes	7.0	2.8%
34A	Merrimac fine sandy loam, 0 to 3 percent slopes	14.5	5.8%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	7.0	2.8%
36A	Windsor loamy sand, 0 to 3 percent slopes	20.1	8.0%
38C	Hinckley loamy sand, 3 to 15 percent slopes	37.3	14.9%
38E	Hinckley loamy sand, 15 to 45 percent slopes	18.2	7.3%
45A	Woodbridge fine sandy loam, 0 to 3 percent slopes	16.5	6.6%
45B	Woodbridge fine sandy loam, 3 to 8 percent slopes	31.2	12.4%
46B	Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony	4.4	1.7%
50B	Sutton fine sandy loam, 3 to 8 percent slopes	0.1	0.0%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	1.1	0.4%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	3.4	1.4%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	3.3	1.3%
84B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes	15.5	6.2%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	7.7	3.1%
85B	Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony	0.0	0.0%
86D	Paxton and Montauk fine sandy loams, 15 to 35 percent slopes, extremely stony	0.1	0.0%
108	Saco silt loam	5.9	2.3%
W	Water	0.5	0.2%
Totals for Area of Interest		250.6	100.0%

Additions to the Agenda

- 1) Please seat alternates as necessary.

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

The basic rule to remember is: If it didn't come up during the public hearing, it is off the table. That said, revisions to the draft proposal that were discussed during the public hearing can still be included after the public hearing closes.

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

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

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

Sample motion to approve

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

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

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

- The application has been approved by IWWC.
- You have referred this application to the Conservation Commission for review.
- The applicant has also submitted an appraisal.