

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
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		

- I. Call to Order**
- II. Roll Call**
- III. Seating of Alternates**
- IV. Adoption of Minutes:** Meeting November 15, 2022
- V. Public Commentary**
- 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.
 - 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.
- VII. New Business:**
 - a. **Applications:**
 - 1. **SP 22-006:** Special Permit for State Route Business Enterprise (Craftsperson) at 481 Pomfret Road, Applicant: Mindy Delp.
 - 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.
 - 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.
 - b. **Other New Business:**
 - 1. Review of 2023 Regular Meeting dates.
- VIII. Reports of Officers and Committees:**
 - a. Staff Reports
 - b. Budget Update
 - c. Correspondence
 - d. Chairman's Report
- IX. Public Commentary**
- X. Adjourn**

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, November 15, 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/84765564828	or	Go to https://www.zoom.us/join Enter meeting ID: 847 6556 4828
Dial: 1-646-558-8656		
Enter meeting number: 847 6556 4828, then press #, Press # again to enter meeting		

MINUTES

I. Call to Order – Michelle Sigfridson, Chair, called the meeting to order at 6:32 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 Haefele was absent with notice.

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; Lori Corriveau, Little Dipper Farm; Venus Corriveau, Little Dipper Farm; Sara Mooney, Farm Director at Little Dipper Farm; J.S. Perreault, Recording Secretary. There were approximately fifty additional people in the audience.

Present via Zoom: Courtney Squire; Denise Brierley; D. Wimmer; Spiro Haveles; Christa Haveles; Bob Kelleher; Carrie Horton; J. Igliazzi; Dalia Belliveau.

III. Seating of Alternates

Motion was made by C. Kelleher to seat Brian Simmons as a Regular Member for this meeting (November 15, 2022), in the absence of J. Haefele.
Second by A. Fitzgerald. No discussion.
Motion carried unanimously by voice vote (6-0-0).

IV. Adoption of Minutes: Meeting November 2, 2022

Motion was made by A. Fitzgerald to accept the Minutes of the Regular Meeting of November 2, 2022, as presented.
Second by B. Simmons. No discussion.
Motion carried unanimously by voice vote (7-0-0).

V. Public Commentary – None.

VI. Unfinished Business:

a. **Reading of Legal Notices:** Read at a previous meeting.

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.

Attorney Kathleen Cerrone presented her rebuttal to comments that had been made at the November 2nd public hearing. She requested that she be allowed time to speak again before deliberation by the Commission. Attorney Cerrone's comments included the following:

- Attorney Cerrone feels that the way that the public commentary was presented on November 2nd made an impression on her clients and on the Commission. She explained about "opposition work" and stated that Attorney Ainsworth has not identified the 30 or 40 Brooklyn residents that he says he is representing. Attorney Ainsworth was allowed additional time to speak on behalf of his clients, but then, many of his clients may have also spoken about similar points themselves, which may have manufactured the impression that there is more opposition to this Application than actually exists.
- Since the November 2nd public hearing ran late into the evening, many 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.
- Attorney Ainsworth did not present any experts to back up his claims about such things as decibel levels, lighting and groundwater nitrogen levels. The only expert that has spoken to this Application is the Applicant's Planner, Dr. Donald Poland.
- Attorney Cerrone stated that these are important factors that the Commission should keep in mind when determining how much weight to place upon the public comments.
- Regarding Attorney Ainsworth's suggestion that a glamping text amendment is not needed because the Zoning framework for a conservation subdivision is already in place in the Regulations (Section 6.G.1), she asked if that is preferable to the Commission or would they want to build flexibility into the Zoning structure so that a well thought-out glamp-ground that has been put through the special permit process could possibly be considered instead of a residential development or does the Commission want to exclude the glamping option altogether? This is the question before the Commission.
- Attorney Cerrone said that if the Commission follows Attorney Ainsworth's logic, a text amendment would never be able to be passed in a large zone and that is not true. She explained that the Application was thoughtfully put together by an expert Planner so that the size, setback and area requirements to permit glamping are so large that very few parcels would apply. She explained that suggesting a new use in a particular zone is community planning and that it is the Commission's job to analyze and make a decision to put in guidelines for the best use of the Zone.
- Regarding fear mongering about converting a farm entirely to glamping, Attorney Cerrone explained that currently, in the RA Zone a farm could be entirely converted to low-density residential uses and residential subdivisions. She gave examples of uses that could currently be allowed with and without a special permit. Glamping would provide a use

compatible with farming instead of conversions of the land which could be done without a text amendment.

- Attorney Ainsworth did not object to a glamp-ground as much as he objected to a wedding venue and party center. 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. She said that if there is fear for this property becoming a commercial use, it already is. She said that the Applicant has been 100 percent transparent in their objectives. She asked, how many buyers are out there who would purchase 588 acres, immerse themselves in the history of the land and set out to honor it? If these owners were chased away, what commercial operation would come next? She explained that, on similarly sized parcels throughout Brooklyn, there are excavation and gravel operations which are permitted uses on this land. Attorney Cerrone explained that the owners of the property want to conduct agri-tourism and their goal is to maintain the land with the highest of agri-tourism standards.
- Regarding the statement that glamping is a made-up term, Attorney Cerrone stated that glamping is defined in the dictionary as, “outdoor camping with amenities and comforts such as beds, lighting and access to indoor plumbing, not usually used when camping.” The first known use of this word was in 2005 and is a combination of glamour/glamorous and camping. There is no definition of glamping as a commercial campground, as claimed by Attorney Ainsworth, and has never been associated as such a phrase. Attorney Cerrone said that Attorney Ainsworth quoted from an article (which she believes is the only source he used) stating that glamping is a growth industry. She asked if that is a negative and stated that what that shows is that quiet, respectful, high-end glamping is taking off as a viable way for people to come and enjoy farmland. She asked if that is wanted as an option in Brooklyn’s Zoning framework.
- Regarding conjecture about what an investor might do with glamping, she urged the Commission not to dabble in conjecture. She noted that a very successful restaurant and wedding venue already exists on this property and it has not devolved into a cheap bar or a tacky diner or a venue for loud, amplified music booming bass. It has not occurred and there is no reason to think that it would occur. She gave a reminder that it is not even a zoning consideration before the Commission since this property, as a wedding venue, is already grandfathered in. She said that Attorney Ainsworth’s fear mongering about the size of weddings, noise and amplified sounds, and lighting is disingenuous and not based in fact or in law or in any expert testimony whatsoever.
- Regarding concerns raised about traffic belie 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. She said that there was a reference to the Applicant’s own traffic expert, but she reminded the Commission that he was speaking to the Planned Development Zone Application. She stated that the Text Amendment Application is focused upon one main question, “Do you want this use as an option in your Zoning framework?”

- Attorney Cerrone explained that to deny this Application based on concerns about sound, you would need an expert to explain amplification and decibels. The only testimony heard were statements from Attorney Ainsworth who is not an expert in decibels or sound. This issue would also be considered as part of the special permit application process. Attorney Cerrone explained that you cannot jump to the conclusion that by simply defining glamping as a use will create glamping-related sound problems throughout the whole RA Zone.
- The suggestion that a large crowd of 1,000 people would be snuck onto the property in flagrant violation of a maximum capacity, which the Applicants themselves suggest, is offensive and disingenuous.
- Attorney Cerrone referred to an ad published on October 26, 2022, in the *Turnpike Buyer* which belittled this Application. Some speakers at the last public hearing session claimed it as their own writing. Attorney Cerrone stated that this tactic was a shocking and appalling attempt to derail the Commission's process in conducting a public hearing and that it is close to libel and slander against the Applicant. She said that it can also be viewed as an attempt to influence and poison the opinions of the residents of Brooklyn just before the public hearing commenced. Attorney Cerrone entered the ad into the record with counterpoints (dated November 10, 2022) provided by the Applicant's Planning Expert, Dr. Donald Poland, in an attempt to correct the bias intended by the ad. She also added into the record, the full resume of Dr. Donald Poland who was unable to attend tonight, but asked that his counterpoints be read into the record so that they may be considered in their entirety by the Commission. Attorney Cerrone provided copies of the three documents to Commission Members and, then, read aloud Dr. Poland's memo regarding the ad that had been published in the *Turnpike Buyer* which, he states, is outside the norms of decorum and the integrity of a transparent land use application process. He further states that such an advertisement can also be construed as an attempt to influence the Planning and Zoning Commission before the public hearing has been formally opened. Dr. Poland's response to the *Turnpike Buyer* advertisement included the following points:
 - Glamping is not designed to change the unique character of a rural and peaceful town, but rather to help people come and enjoy it.
 - There are not ten locations where glamping could be allowed at this time.
 - Infrastructure is similar and less than a typical residential development.
 - Glamping by definition sets itself apart from trailer parks and motels. They are not at all the same, maybe a hotel-like experience. The impact on the land is much less intensive.
 - If trailers were to be used, they would have to be high-end with wheel removed and installed on platforms. Special permit use and language used in the proposed text amendment provide the PZC discretion to ensure that trailers use as units are high-end.
 - It is false to claim that a glamp-ground would be run by an "absentee commercial operator." There is no application for a glamp-ground before the PZC, so it is impossible to know who the operator would be at that time. Attorney Cerrone explained that many businesses are operated from corporate addresses from outside of the community in which they are located.

- There is nothing in the proposed text amendment that states that “numerous cottages, bunk houses, barns or utility buildings” will be constructed. It simply allows for glamping units and related structures to facilitate the operation of the glamp-ground. The number and type of such structures are unknown at this time as there is no application proposed for a glamp-ground. This would be considered as part of the special permit application process.
- There is no 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 PZC discretion.
- The proposed text amendment do not explicitly allow for stores, fast-food facilities or bars. It allows for food service from a menu-style restaurant, including a commercial kitchen. As part of food and beverage service, alcohol is permitted in accordance with State law. How these services would be provided would be part of the site plan/special permit application process. Attorney Cerrone noted that a retail store had been run alongside the restaurant on this particular property by past owners prior to the institution of Zoning in Brooklyn. Therefore, that use is grandfathered in.
- There are no “new roads” proposed as part of the text amendment application. 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 run-off and potential harm to groundwater supply.” Any application for site plan/special permit must comply with Section 7.H – Storm Water Management and the State of CT Storm Water Manual.
- There is no quantitative evidence or expert testimony that the proposed glamping use or the potential number of people (Rogers/visitors/employees) would cause “traffic, noise, litter, trash, congestion and pollution.” These considerations would be part of the special permit application process.
- No evidence has been provided to claim “destruction of wildlife habitat.” There is no application showing how such a glamp-ground would be designed to even make such a claim. Destruction of habitat would be counterproductive to the glamping experience and the aim of agri-tourism 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 in their glamping vacation are going to commit “property crimes” or “vandalizing” properties in Brooklyn?
- Any claims on increased emergency demands are unsubstantiated. These are occurrences of daily life that are beyond the scope and authority of Zoning.
- Dr. Poland reviewed extensive academic research on the impacts of the uses, especially on the impact of property values including residential property values. He has never come across a study of campgrounds or glamp-grounds, nor has he found any in any recent search. Most importantly, the large body of research on land uses and property value impacts consistently find that it is only the most

noxious uses (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 to their amenity value that they contribute to the community. Based on Dr. Poland's research he does not find it plausible that glamping would negatively impact property values. 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 founded on an ethos of preserving agriculture. Why would they propose a use that would destroy the core value of their business?
- 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. Zoning is about the reasonable use of land regardless of ownership and owners. Today, zoning is less about threats to our safety and more about adaptability to change. Unfortunately, we often fear change. Personal attacks, fear mongering and inflammatory claims have no place in zoning decisions.
- The proposed text amendment before the PZC for consideration is a thoughtful and rational plan for the use of land. It embodies all of the hallmarks of a modern zoning provision: provides detailed definitions; dimensional requirements; and the conditional use, specifically the special permit application approach, to ensure that the PZC 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 be approved or denied. There is no reason for any fear of the unknown. The tactic displayed in the advertisement should be discounted by the Commission and its falsehoods should be rejected. In recognition that this 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.

Attorney Cerrone explained that, once again, this Applicant has taken to heart the input received and directed their Expert Planner to proposed certain modifications to the Application which had been provided prior to tonight's public hearing so that the Commission would have an opportunity to review them in detail. She explained that the modifications are aimed to reduce the density of each glamp-ground, reduce the number of staff housing structures from five to three, reduce the required parking, and spell out the context-sensitive design that glamp-grounds would have to fit in with the character of the area and the physical character of the proposed site, and take into account the proximity of neighboring properties and uses.

Attorney Cerrone stated that this Applicant, Little Dipper Farm, LLC and its Members have been honest, forthright and transparent in their intended use for this land. She explained that there has been so much conjecture, that she asked

her client to speak. She introduced Lori and Venus Corriveau as well as Sara Mooney, a member of their farming team.

Lori Corriveau read from a prepared statement and spoke about herself and how she and Venus came to Town and purchased an historic, hospitality business. They had a business plan and a bank loan to bring the property back to life. She spoke about the history of the property prior to their owning it. She spoke about how the 97 acres along Bush Hill Road and Wolf Den Road are protected in an agricultural easement with the State of Connecticut. The additional 488 acres are classified as forest and open space. She explained that they are not asking for a text amendment to allow glamping as a use in the prime agricultural soils on the property. She spoke of glamping experiences that she has had, about the nature experience at the Little Dipper Farm and about seed-to-plate creations in the restaurant. She explained how glamping would allow their property, in its entirety, to remain viable with a less intensive use than a housing development would be (the most likely alternative). She spoke about what a glamping experience could be like at the Little Dipper Farm which would also help other area businesses to prosper as well as the Town. She stated that the PZC should approve the proposal and she spoke of how the proposal fully conforms to the Brooklyn POCD while allowing them, as Brooklyn landowners, to realize the potential of the property while also providing significant economic drivers for the entire Town and Region as a whole.

Venus Corriveau read from a prepared statement and spoke about the positive things happening, over the first year, at the Little Dipper Farm: They have now have almost 75 members (30 percent local and 10 percent Brooklyn residents); foraging night; dark night sky event; Community Day in June; School Day; 1st Annual Harvest Festival (which had many events with over 200 people in attendance). She said that their vision is simple, thoughtful and good for the Town of Brooklyn. She asked that the Commission approve the proposal as it will not only make their full business plan viable, but will make their vision come to life in its full potential.

Sara Mooney, Farm Director at Little Dipper Farm, spoke about how she was energized to do good work with great people to develop a farm program for a real, vital farm that preserves the health of the land and inspires people to love it by demonstrating the vital connection between nature and farming. She explained that farming has never been an easy way to make a living. She spoke of the farming activity at the farm: Rebuilt the farm greenhouse; re-established the main garden and started several others; planted a field of elderberries; built trails; a large mushroom grow space in the woods; hired four students from the Killingly High School Ag Program; collaborated with a bee company; raised, harvested and sold hundreds of pounds of fresh produce at their farm stand and at the Brooklyn Farmer's Market; and she spoke of other events that have also taken place for farm members and the community at large. She said that they have demonstrated how a modern, regenerative approach to farming will sustain this farm and benefit all of Brooklyn. She noted that with all of the events, including the Harvest Festival, there have been no complaints from the neighbors. She said that she has dedicated her adult life to the healthy production of good food and protection of natural resources. She said that they have demonstrated again and again that they are here to do the right thing for this farm and their community.

M. Sigfridson suggested that the Dr. Poland's modifications to the proposal be discussed at this time (included in packets to Commission Members). Attorney Cerrone reviewed the information in Dr. Poland's memo:

- Reduce the number of total sites that could be multiple units from 50 percent to 25 percent.
- Reduce the glamping unit height from 18 feet to 15 feet.
- Clarify that if glamp-grounds provide food service, it shall be a menu-style restaurant food service.
- Reduce the number of staffing structures from five to no more than three.
- Reduce maximum occupancy from 250 to 225 including both, lodging and events.
- Reduce parking from 1.75 spaces per glamping unit to 1.5 spaces per glamping unit.
- Add Section 6.T.2, which would provide standards for the glamp-grounds and would be considered as part of the special permit application process.
- Infrastructure and design would be in accordance with Chapter 7 of the Zoning Regulations (parking and off-site impacts).

J. Roberson commented about a term that had been used – prime farming. She clarified that it is prime farmland soils. She stated that it is not in the proposal. Ms. Roberson referred to and read aloud from Section 6.T.2.5. She clarified that a suitable acre would be an acre with no designated wetlands soils or watercourses. Attorney Cerrone stated that the Applicant would be open to a modification that should an acre be identified as prime farming, that they not put a glamping site on that acre.

M. Sigfridson asked about the language regarding up to three structures for staff to be constructed (which seems like an accessory use) in addition to the glamping units. She said that there is no similar provision for food service-type structures. She asked where in the Regulations it would allow for that type of structure. She noted that classrooms and bathhouses are not listed in the Standards. Attorney Cerrone explained that the Applicant would need to show the Commission where the commercial kitchen would be located and propose that. Attorney Cerrone stated that they are proposing that this would not be an unstaffed glamping area. There would be 24-hour monitoring of the sites. She stated that you can run a glamp-ground without a commercial kitchen if you don't want that accessory use.

L. Herring asked about events by special permit.

There was discussion. Attorney Cerrone stated that it would be up to the Commission to consider under Section 6.J whether an event falls outside of glamping which would, then, require a special permit for that particular event. C. Kelleher stated that any events that are not grandfathered, she would like to see them subject to the Special Event Permit because it is required for other operations and to not require it for this one, would not be consistent with how we are treating others.

J. Roberson explained that the Ordinance is not the purview of the PZC, but the Events Facility special permit is. She will provide copies of both documents for informational purposes. She said that this could be addressed in a revision.

Ms. Sigfridson asked if an approval could specifically exclude events as an accessory use and require that any facility desiring to hold events also get an Event Facility Permit.

Ms. Roberson stated that it is an option. Ms. Kelleher stated agreement with Ms. Sigfridson as that is what she was also suggesting for any events that are not currently grandfathered. There was discussion. Ms. Sigfridson stated that it is not appropriate for the PZC to decide what is or is not grandfathered on that particular property at this time.

COMMENTS FROM STAFF:

J. Roberson stated that she had made a mistake on the list of qualifying parcels that meet the dimensional criteria that had been provided for the November 2nd public hearing. One parcel (the Langevin parcel) has been removed from the list as almost 100 percent is permanently protected from development by Purchased Development Rights. Ms. Roberson explained that she has corrected her submission and it has been entered into the record. She noted that the green areas on the revised map/list of qualifying parcels dated November 10, 2022, represent areas that are permanently protected from development by PDR (copies were included in packets to Commission Members).

Ms. Sigfridson opened the floor to public comments. She asked that those who wanted to speak on November 2nd, but were unable to do so, speak first.

COMMENTS FROM THE PUBLIC:

- **Joe Bellavance** spoke on behalf of himself and his wife, residents of Brooklyn for a year-and-a-half. They have a B&B a couple of miles from the Little Dipper Farm. Mr. Bellavance read from a prepared statement in favor of the Application. They have participated in some of the events at Little Dipper and are grateful for all that they are doing to keep the land open and accessible to the public. He spoke of farming friends of his who have lost the farms that had been in their families for generations. He spoke about the facts of this Application and suggested a website (undercanvas.com) for those truly interested in finding out what glamping is which, he explained, is the opposite of large parties and loud noise. They are an expensive endeavor which are being incorporated at the edges of our National Parks. They are for people who come for the serene surroundings to sleep, in comfort, under the stars.
- **Karen Johnson**, currently a resident of Killingly, but a former PZC Member as well as Planner for the Town of Brooklyn, spoke representing Steve and Linda Trahan who live on Maynard Road. Ms. Johnson had submitted a letter prior to the November 2nd public hearing and she spoke in support of the Application and of the urgency and need for options for large landowners in Brooklyn. Ms. Johnson advised the Commission that it is important to understand what the objective is that the text amendment is trying to achieve. She spoke about how gravel operations are permitted in the RA Zone. She said that the issue here is an additional option for a landowner. She spoke about the POCD and where resources are located. She noted that there is not one formula for protecting open space and large lands. She asked, on behalf of the Trahans, that the text amendment be approved.
- **Sherry Abrams**, Bush Hill Road, read a prepared statement. She feels that Dr. Poland is redefining agriculture. She said that RA Zoning was not changed to allow glamping anywhere else in Connecticut or New England. Brooklyn would be the first opportunity for this growing

industry to get a foothold in our State. She has not heard how Brooklyn and its residents would benefit.

- **Eliza Kimball**, Pomfret, feels that she will be impacted even at a mile away. She does not feel that glamping is needed here and that there are other opportunities that would not put such a terrible burden on the Town and Region's resources. She is concerned about maintaining open space and protecting wildlife habitat. She said that she did not hear terrible negativity at the last public hearing as she feels that people were speaking from their hearts and that it was nothing personal. She feels that glamping would be a terrible mistake for all of us and she feels that it will fail. She feels that people from cities wouldn't come here for mountain biking because there are other places they could go. However, some of the other activities sound wonderful. She feels that there needs to be a lot more research.
- **Kerry Youhaas**, Brooklyn resident and business owners, feels that we are not welcoming outsiders and that there is an undertone of bigotry. She feels that we are lucky that the Applicants invested the money to purchase the property and want to maintain the land as agricultural/open space. She feels that if we are worried about glamping in this area, we should also be worried about the people who are currently living in tent communities out by Paradise Lake without running water and electricity. She said that glamping is the least of our worries and she feels that what the Applicant is asking for is reasonable and that the Commission would be able to put limitations on what they would be able to do on the property. She said that there is no way to pay the bills if they leave the land completely untouched. She spoke of how it is already a wedding venue and remembers a time during the 2010's when a bride was delivered there by helicopter, but that was not disruptive. She thanked the Applicants for coming into the community and for preserving the land.
- **Debra Metsker** stated that her concern is not the Little Dipper Farm, but about changing zoning for the whole Town for the Farm (one business). She said that we don't own the land, we are just taking care of it for the next generation.
- **Jim Doherty** (had submitted a letter dated November 2, 2022) asked if Brooklyn wants to be the catalyst for glamping to begin here and spread to other communities. He does not feel that it is the right place or time. The text amendment is still too vague in the overall scope and defining things. He said that the reality is that this has nothing to do with agriculture and it will just become another commercial development. He feels that it does not meet the POCD or protect property values, safety, over-crowding or congestion issues. He said another speaker had referenced that glamping, in other parts of the country, is placed adjacent to national parks, but he said, not adjacent to residential and agricultural properties. He said that we've heard from some people on the Agriculture Commission and that is their area of expertise and they did not speak favorably on this proposal which, he feels, should be considered by the Commission. Regarding decibels, he said that you don't have to be an expert to use the computer to look it up, as he had done. He asked that the text amendment be denied.
- **An unidentified man** asked about the number of properties that currently qualify under this text amendment and if there is anything that would prevent an investor from purchasing land not currently of the right

size and combine enough parcels to create a parcel that would satisfy the size and frontage restrictions in the proposed text amendment. Ms. Roberson repeated what she had said at the initial public hearing which is that property boundaries can be adjusted quite easily. The unidentified man stated that there is no reason why this could not pop up anywhere in the 85 percent of Town represented in the proposal.

At this time, Ms. Sigfridson asked if there was anyone online who wanted to comment. Ms. Roberson stated that there was nobody indicating that they want to comment. Ms. Sigfridson stated that if there was anyone who wanted to participate remotely, they would need to indicate that they would like to do so.

Ms. Roberson stated that she had received three additional letters earlier in the day which were not included in packets to Commission Members. For the record, she stated that the letters were from the following and she gave a brief summary of each: Joseph Iglizzi (who feels the Application should be denied); David Lochlan (who asked that the Application be rejected); and Henry Moses (who asked that the Regulations not be changed).

COMMENTS FROM STAFF:

J. Roberson stated the following for the record:

- The public hearing opened November 2nd and may be continued to the next regular meeting which is December 7th or it may be closed tonight. She stated that, once the public hearing is closed, no additional testimony may be received.
- Regarding concerns or changes that the Commission might be considering before the public hearing closes, the basic rule is that, if it did not come up during the public hearing, it is off the table.
- The Applicant has the right to rebut any information or facts brought up during the public hearing.
- The Commission will be allowed to deliberate after the public hearing is closed.
- Ms. Roberson referred to her Staff Guidance (dated 11/5/2022) in which she included references to the Connecticut General Statutes concerning how the PZC makes decisions. She also referenced Attorney Cerrone's letter dated October 28, 2022, submitted with her testimony, which identifies, specifically, Statutes and Case Law relative to a Planning and Zoning Commission making a zoning regulation change.

Things that must be considered by Statute:

- The Zoning Regulations and the Zoning Map together.
- The Plan of Conservation and Development (recently amended). Dr. Poland addressed in his testimony/letter that there is no specific mention of glamping in the POCD. However, he has outlined, in his testimony, statements from the POCD that he finds are somewhat related to glamping.
- The Statutes require that the Commission determine that the Regulation change, if proposing to adopt it, will aid in protecting the public health, safety and welfare or property values, and attain the purposes of the Regulations.

Things that the Commission may consider:

- Public comments. Ms. Roberson explained that the individual decisions of each Commission Member will be the collective vote.

Ms. Roberson offered to any questions regarding process.

COMMENTS/QUESTIONS FROM COMMISSION MEMBERS:

- **M. Sigfridson** explained that she feels that the proposed amendment tries to address concerns from abutters, about disruption to the residential uses in several ways:
 - Proposed 6.T.2.4 – She suggested possibly increasing the buffer.
Attorney Cerrone explained that these are overnight stay facilities and there is no amplified sound from the glamping units. They are places to sleep and there are one to three per acre. She suggested that the 200 feet is more than sufficient. She stated that the modifications added Section 7. She stated that an Applicant with a large parcel would have no objection to expanding the buffer requirement.
- **Austin Tanner** read from a prepared statement in support of the Application noting that the special permit process allows the Commission discretion to impose limitations. He spoke of compromise and being open-minded toward new ideas to sustain the majority of the land as scenic and open. He feels that the glamping idea enhances by bringing farm and city together for a learning experience. He commended the Applicant for the amount of care that had been put into preparing the Application.
- **L. Herring** commented that someone else may come before the Commission wanting to have a glamping space that is different than saving farmland.
- **C. Kelleher** would like the Conservation Commission to provide input.
J. Roberson explained that there would be an opportunity for the Conservation Commission to weigh in, if they choose to, because they will be meeting before the PZC meets again.
M. Sigfridson agreed with reaching out to the Conservation Commission for their comments. The public hearing would need to be left open to receive their comments.
Ms. Roberson stated that she had forwarded the proposed Regulation change to Chief Breen of the Mortlake Fire Department. Chief Breen reviewed the proposal and replied that it would be more appropriate to discuss during the special permit process should this Application be approved.
- **B. Simmons** asked if the public hearing is open to receive comments from Brooklyn residents only or if others can comment also.
J. Roberson explained that residents from other towns may also submit testimony.
Attorney Cerrone commented, legally, that it is up to the Commission how much weight they put on different public input. Presumably, if someone doesn't live in Brooklyn, you would put less weight on their comments than for someone who lives in Town.
- **A. Fitzgerald** asked when the text changes (revisions) were submitted and posted.
Ms. Roberson stated that she received them on November 10th and that she posted them on the PZC's web page on that same day. She explained that the full text is available there under the heading "Glamping Proposal."

Mr. Fitzgerald asked if the Applicant would consider adding “quiet time” (before 9 a.m. / after 9 p.m.) like campgrounds have.

Attorney Cerrone stated that the Applicant would have no objection to that.

Mr. Fitzgerald asked about the height reduction from 18 feet to 15 feet. He asked if there is a square footage requirement. He feels that the language is vague.

Attorney Cerrone explained that it would have to fit into the required 1250 sq. ft. footprint. There was discussion. J. Roberson read aloud Section 6.T.2.6 of the revised proposed language.

Ms. Sigfridson asked if the Applicant would consider a maximum square footage for each unit. There was discussion regarding density and clustering. Ms. Sigfridson said that we should try to not leave it open to interpretation. The Commission should figure out what its preference is and make sure that it is drafted clearly to effectuate that intent.

Mr. Fitzgerald feels that it should be defined by the square footage of the structure, not just by the height.

Ms. Sigfridson stated that answers to these questions would be needed.

S. Pember commented that he feels that the square footage needs to be included because the description isn’t just yurts (there are trailers, teepees, etc.). He feels that a maximum square footage on each unit should be set regardless of whether we go ahead with this proposal or not. He feels more research should be done and he agrees that the Conservation Commission should be asked to weigh in, even if they send it back saying that they need a site plan.

- L. Herring and R. Roberson explained about the need for the Commission to discuss these issues before the public hearing is closed.

- M. Sigfridson asked why the platforms are needed.

Lori Corriveau explained that it differentiates from a typical campground. It makes it more of an investment/higher-end experience.

Mr. Fitzgerald added that it makes a difference rather than being on the ground and it minimizes the impact to the land (erosion).

Ms. Sigfridson asked if there was anyone online indicating that they wanted to speak. There were none.

COMMENTS FROM THE PUBLIC:

- Scott Winslow, 233 Herrick Road, commented that, at the last public hearing, there were two 125-acre parcels identified for the allowable glamping portion that have not been identified this evening. He asked that they be considered by the Commission.
- Mr. Clark asked, if this Application is approved and the glamp-ground comes into Town, could we see three 125-acre glamp-grounds on Little Dipper’s 488 contiguous acres. Instead of a maximum of 250 people, it would be 750 people. He said that, if this goes through, everybody with 125 acres will probably be getting offers to sell. If you have 300 acres, could you have two separate glamp-grounds on your property?

Attorney Cerrone explained that it would be subject to special permit application. The Commission would decide whether it would be appropriate for that particular property. The Commission could limit the number of units and glamping sites. There was discussion.

Attorney Cerrone offered that, to refine this Application based on the Commission's input, they could have their Expert Planner come back on December 7th. Attorney Cerrone gave an example that the Commission could require that there be a mile between two glamp-grounds.

Ms. Sigfridson asked that the Applicant inform their Planner that this is a concern of the Commission and the Community.

Discussion continued.

C. Kelleher suggested that there be only one glamp-ground allowed on any one parcel. Ms. Sigfridson stated that the threat still remains if they have separate parcels.

Ms. Roberson stated that parcel boundaries can change and free-splits can happen and she said that the Applicant has offered to address these concerns in a revision.

PUBLIC COMMENTS VIA ZOOM:

- **Dalia Belliveau**, stated that she had submitted two letters. She said that her primary concern is not so much with the glamping as much as the actual decision that the Commission will have to make concerning her property which is residential and agricultural and she wants to keep it that way. She said that she is opposed to the Application. She asked if it is true that this proposal affects the entire Town when it comes to the change of residential and agricultural. She said that the effort to reach out to the Community is as strong as it should be because one Applicant could affect all of us. She said that she has contacted the Farmers' Union and the Fire Commission. She suggests that the State Police be contacted as only one Resident Officer is assigned to us. She is concerned about changing residential agricultural and adding commercial to meet the needs of one Applicant. She added that the term for agriculture at the Federal or State level has is no mention of glamping, camping or anything like that. So, she feels that Brooklyn would be making a decision to come up with its own definition of agriculture and is probably the only Town in the State doing that. Ms. Sigfridson stated that some of Ms. Belliveau's concerns have been previously addressed. She explained that the Commission is well aware that the proposal affects the entire Town and they have discussed potential impacts with regard to scope in the Town. She explained that the Commission will rule on the Application based off of its analysis as to whether this proposal is good for the Town, not whether this proposal is good for this Applicant.

Ms. Sigfridson clarified that the State of Connecticut defines agriculture and agriculture is one of the uses that is currently allowed in our RA Zone as well as other potential uses that have been discussed. The PZC does not have the authority to change the Federal or State definition of agriculture, but is being called upon to consider allowing an additional use in our RA Zone.

Ms. Sigfridson commented that there is additional information that the Commission would like to receive and consider and that leaving the public hearing open would give another chance to be heard on December 7th.

Attorney Cerrone stated that if the public hearing is continued, the Applicant would do their rebuttal at the next session and she explained that they would carefully give the considerations of the Commission to their Expert Planner and ask him to attend on December 7th as his input is essential.

Mr. Fitzgerald asked where the 125 acres comes from. He asked why it wouldn't be more.

Attorney Cerrone stated that it was to limit the number of parcels that would be affected by this Application.

Lori Corriveau explained that it was 150 acres, but there were only three parcels that would qualify and Little Dipper Farms owns two of them, so it was reduced to 125. It is not their intention to monopolize.

ADDITIONAL COMMENTS FROM THE PUBLIC:

Eliza Kimball commented that the decision that Brooklyn makes will affect and put a large burden on the entire Region and on the open space. She spoke about foundations, building codes, health codes, water and this will be a major change. She feels that not enough emphasis is being put on the Regional aspect. She stated that it's easy for Brooklyn to make this decision, but the rest of us are selling our development rights to protect open space. She said that it would be nice if other people could take that into consideration. She said that there are other options and once you've lost this open space, it's lost forever. You're never getting it back.

Motion was made by A. Fitzgerald to continue 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,** to the next regular meeting of the Planning and Zoning Commission to be held on December 7, 2022, at 6:30 p.m. at the Brooklyn Middle School Auditorium, 119 Gorman Road, Brooklyn, CT and via Zoom.

Second by C. Kelleher. No discussion.

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

At this time, Ms. Roberson explained that a Special Permit Application had been received: SP 22-006: Special Permit for a State Route Business Enterprise (Craftsperson) at 481 Pomfret Road, Applicant: Mindy J. Delp.

The Applicant was not present. Ms. Roberson explained that State Route Business Enterprise allows craftspersons and allows them to sell items that they make. The Applicant is a quilter and wants to sell her quilts, but would also like to sell other crafters' products.

Ms. Roberson stated that she will provide copies of the Application to Commission Members. She pointed out that one particular aspect is not consistent with the current Zoning Regulations. Ms. Roberson asked that the Commission Members review the proposal and give her guidance on how to handle it.

Ms. Roberson explained that it does not need to be added to the agenda to accept the Application. It is automatically received by default.

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. – Continued to Wednesday, December 7, 2022.

VII. New Business:

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

VIII. Reports of Officers and Committees

Ms. Roberson stated that the Quarterly Newsletter from the Connecticut Federation of Planning and Zoning Agencies was included in packets to Commission Members.

IX. Public Commentary – None.

X. Adjourn

M. Sigfridson adjourned the meeting at 9:40 p.m.

Respectfully submitted,

J.S. Perreault
Recoding Secretary

**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.

[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
<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 property line 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</u> Glamping Sites shall be one <u>Glamping sSite</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.

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.

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

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.

Application documents and applicant testimony pertaining to ZRC 22-007

- 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
- Proposed revised Zoning Regulations Sec. 2.B, 3.C.2.4.new7, and New 6.T, received 9-1-22, 4 pages
- Owner acknowledgement, received 9-1-22, 1 page
- Proposed revised Zoning Regulations narrative including cover letter by Don Poland, AICP of Goman & York, received 9-1-2022, 10 pages
- Letter to Chair Sigfridson from Atty. Kate Cerrone of Northeast Law Center, received 10-28-2022, 2 pages
- Proposed modifications to submitted application including cover letter by Don Poland, AICP of Goman & York, received 11-10-2022, 5 pages
- Testimony re: Turnpike Buyer Advertisement prepared by Don Poland, AICP of Goman & York, received 11-15-2022, 5 pages
- Curriculum Vitae of Donald J. Poland, PhD, AICP, received 11-15-2022, 19 pages
- Proposed modifications to submitted application including memo by Don Poland, AICP of Goman & York, received 11-30-2022, 10 pages
- Brooklyn Zoning Regulations effective 10-6-2022
- Brooklyn Zoning Map effective 3-30-2021
- Brooklyn Plan of Conservation and Development 2011, as amended 11-2-2022

Staff testimony

- List of applicable parcels prepared by Town Planner Jana Roberson, AICP, dated 11-1-2022, 1 page
- Color map and table of applicable parcels *revised* prepared by Town Planner Jana Roberson, AICP, dated 11-10-2022, 1 page

Public testimony

- Letter to PZC from Gilly Gordon Hay, received 9-28-2022, 1 page
- Email to Jana Roberson from Dante Hernandez, received 10-25-2022, 1 page
- Letter to Jana Roberson from Migdalia Belliveau, received 10-27-2022, 4 pages
- Open letter from Mary Kalencik (TLC Yard Care), received 10-28-2022, 1 page
- Email to Jana Roberson from William Gaspar, received 10-31-2022, 1 page
- Email to PZC from Daniel Blanchette, P.E., received 11-1-2022, 1 page
- Email to Jana Roberson from Maria Gandy-Winslow, GRI, with attachments, received 11-2-2022, 22 pages
- Letter to PZC from Elizabeth Cracco, Ph.D., received 11-2-2022, 1 page
- Letter to PZC from Jennifer Nemeth, received 11-2-2022, 2 pages
- Letter to PZC from Karen Johnson, AICP, received 11-2-2022, 3 pages
- Handwritten note to PZC from Nathaniel Aarons, received 11-2-2022, 2 pages
- Written testimony to PZC from Debbie Cornman, received 11-2-2022, 2 pages
- Written testimony to PZC from Norman Berman with attachment, received 11-2-2022, 3 pages
- Written testimony to PZC from Jim and Kathy Doherty, received 11-2-2022, 3 pages
- Public Hearing meeting chat, received 11-2-2022, 1 page
- Three statements to PZC from Jackie Igliazzi, received 11-10-2022, 5 pages
- Letter to PZC from Mark Olivo with attachments, received 11-10-2022, 13 pages

12-1-2022 Record Documents and Written Testimony pertaining to ZRC 22-007

- Letter to PZC and copy of verbal testimony from Mark Kalencik (TLC Yard Care), received 11-11-2022, 3 pages,
- Letter to PZC from Dalia Belliveau, received 11-14-2022, 2 pages
- Email to Jana Roberson from William Green, received 11-14-2022, 1 page
- Letter to PZC from Deborah Cornman, received 11-15-2022, 1 page
- Email to PZC from Joseph Igliozi, received 11-15-2022, 1 page
- Letter to PZC from David Loughlin, received 11-15-2022, 4 pages
- Email to Jana Roberson from Henry Moses, received 11-15-2022, 1 page

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date 11/14/22

Application #SP 22-006
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Mindy J. Delp Phone 203-577-8788
Mailing Address 481 Pomfret Road, Brooklyn, CT 06834 Phone _____

Name of Engineer/Surveyor _____
Address _____
Contact Person _____ Phone _____ Fax _____

Name of Attorney _____
Address _____
Phone _____ Fax _____

Property location/address 481 Pomfret Road, Brooklyn, CT 06834
Map# 27 Lot# 4 Zone RA/Scenic Total Acres 3 acres
Sewage Disposal: Private Public Existing _____ Proposed _____
Water: Private Public Existing _____ Proposed _____

Proposed Activity Retail shop selling locally made craft items.
State Route Business Enterprise

Compliance with Article 4, Site Plan Requirements

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

The following shall accompany the application when required:

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

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: Mindy J. Delp Date 8/1/22

Owner: Mindy J. Delp Date 8/1/22

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

November 1, 2022

To the Planning and Zoning Commission;

I am writing a letter to express my desire to open a craft shop, to be housed in an existing historic outbuilding on my property. I believe I've read all the relevant parts of the Zoning regulations that apply and that I was referred to in order to write this proposal, and will address them below. But before I get to that, I would like to give you a more general overview of the intent of this project.

As a craftsman, I am only too well aware of how difficult it is to make any kind of a living doing craft. Most galleries take a significant amount of the selling price of your work, up to and including 50%, in exchange for allowing you to show your work in their shop. Thus you need to price items high in order to make money, and that of course in turn reduces the probability that you will sell them at all. Making a living wage as a craftsman is very difficult.

With that in mind, my intent for this craft shop is threefold:

1. This venture is a labor of love, and the primary intent is to help other local artisans in the area to recoup most of the value of their sales. Since I own and run another business that supports me, I don't need to make money via the craft shop beyond what it takes to pay for utilities for it; therefore I plan to take very little, if any, commission on articles that I sell, which is highly uncommon. In this way, the local artisans that show and sell their work at my shop will be able to keep all or most of the money the sale of their wares generates.
2. Having moved to this area fairly recently, I would like to connect and possibly collaborate with other local artisans,
3. Having a craft shop is a lifelong dream of mine, one that I can finally realize now that I am retired from a full time job.

I will be selling primarily quilts and other quilted items (eg, table runners; wall hangings) and also handmade one-of-a-kind jewelry. Other artisans who have expressed their interest to me in displaying their work include a woodworker, a potter, a knitter, and a painter.

I should also mention that another outbuilding on my property, adjacent to the one I am proposing here for use, was previously approved for use and issued a Special Permit as an art gallery by Normand Chartier, for the production, display, and sale of paintings. (He did not, however, register the permit). Although some of the details of his previously submitted site plan, like the width of the driveway, were inaccurate, the rest of the diagram sketch of the property layout he provided to the Planning and Zoning Commission is accurate and remains the same. (See pages 6-9). Also, for a better physical perspective of the building here proposed for a craft shop, please refer to pages 10 and 11, which show the building previously used as Norm's art gallery and the adjacent building that I am proposing here for my use.

I'll try to address the relevant items in the Brooklyn Zoning Regulations that I was directed to in my previous email correspondences with persons in the Zoning and Planning office. Having read the regulations, it seems Section 6.B, State Route Business Enterprise, and 5.A, Scenic Route Overlay Zone are most applicable to the project I am proposing,

Section 6.B.2 State Route Business Enterprise

Section 6.B.2.1.

1. My property is located at 481 Pomfret Road, which is Scenic Highway Route 169.
2. This section shall only authorize the following uses:
 - a. Adult Day Care Center
 - b. Art Studio
 - c. Antiques Sales
 - d. Craftsperson, including accessory sales of craft items created by the craftsperson**
 - e. Offices, Business or Administrative

Section 6.B.2.2

1. Establishment of a State Route Business Enterprise requires granting of a Special Permit by the Commission in accordance with Section 9.D of these regulations. (See below)

Section 9.D.3.1

9.D.3. SUBMISSION REQUIREMENTS 1. Each application for a Special Permit shall be accompanied by a complete Site Plan application in accordance with Section 9.C **unless the Zoning Enforcement Officer finds that there are no physical changes proposed to the site or any building or structure and the submission of a Site Plan application is not necessary for the Commission to evaluate the proposal. I additionally request a waiver of the site plan requirement in accordance with Section 9.D.3.5**

Nothing about the property or buildings has changed since Normand Chartier's site plan for the adjacent building was approved. Further, the only physical change proposed herein to the site is the sign attached to the building, so I'd like to suggest that this site and building is in compliance with the above section such that a site plan will not be necessary for the Commission to evaluate this proposal. If the Commission feels that attaching a sign to the building is in fact enough of a physical change to necessitate a Site Plan, then I propose to paint the Barn Quilt **directly on the building**

Section 6.B.2.3

1. "State Route Business Enterprises shall be limited to a gross floor area not to exceed 2400 square feet per lot".

This permit application is submitted for use of a building measuring 30 feet long X 23 feet wide (total 690 square feet) of which 11 feet X 14 ½ feet (total 159.5 feet) is a workroom and not a part of the shop per se. Whether including the workroom or not, the building in question is far less than the allowable 2400 square feet.

2. "State Route Business Enterprises shall:
 - a. maintain the residential character of the buildings and the lot and the neighborhood
 - b. be developed in a manner that will minimize the conflict of such use with the surrounding residential uses and its cultural and historical heritage
 - c. not negatively impact the value of surrounding residential property."

Since there will be no changes to the exterior of the building or the lot, it will maintain it's current cultural and historical heritage; there should be no conflict with the surrounding residential uses. Regarding the cultural and historical heritage, the building was constructed in the early 1800's (there is some question as to whether it was in 1803, when the highways in this part of Connecticut were incorporated, or in 1809, which the plaque on the building states). While the exterior of the building is not changing, the interior development of the building has been greatly improved for functional use, including replacing the wet basement dirt floor with a poured concrete floor and drainage system, and installing mini-splits for temperature regulation (both heat and cooling).

3. There will be no change in lot size, shape or dimension due to proposed use.
4. In order to accommodate the required "buffer 50 feet in width", the proposed parking area will be the area labeled **P** in the diagram on page 9.
5. A craft shop typically doesn't draw many customers; I doubt there would ever be more than one or 2 cars present at a time. There should be no impact on or impediment to vehicular traffic in the public roadway.
6. I anticipate the shop will be open from 10:00 am to 5:00 pm, on Saturday and Sunday, and possibly one or two weekdays if demand dictates. I also anticipate that the shop will be open each year beginning in May and ending in October, with a possible "pop up" date in November to attract Christmas gift customers. These proposed hours and dates are flexible, pending the Zoning Commission's recommendations.

Addressing other relevant sections of the Brooklyn Zoning Regulations:

Section 5.A, Scenic Route 169 Overlay Zone

5.A.1 – The proposed shop qualifies as a State Route Business Enterprise in accordance with Section 6.B.2.d, “Craftsperson including accessory sales of craft items created by the craftsperson”. Although I expect to make many of the items that will be offered for sale (jewelry, quilts, and pottery), since the primary goal of the proposed shop is to help other local craftspersons support their businesses this proposal requests permission for craft items created by craftspersons other than myself to be sold also.

5.A.2 – The proposed shop will be housed in a building that is visible from Route 169.

5.A.3 – Permitted uses within the Scenic Route 169 Overlay Zone are the same as those allowed in section 3.C; in this case 3.C.2.6 State Route Business Enterprise in accordance with Section 6.B.2. Also re: 3.C.3.2.1: there is sufficient room for approximately 2 off street parking spaces.

5.A.4 – The building in question has existed on site, as is, since the early 1800’s; no changes to the exterior of the building are proposed except for a “Barn Quilt” sign. These signs are quite common in Lancaster, Pennsylvania where I lived before moving to Connecticut, and are used to decorate old buildings and barns. (See example see illustrations, pages 12-15). As you can see from the old barns in the illustrations, having a quilt sign on this old building would be quite in keeping with the historic character of this 1800’s building.

5.A.5.1-5 – There will be no changes to the orientation or layout of the building, open space surrounding the building, a nearby significant mature magnolia tree or any of the many stone walls currently present on the property.

5.A.5.6 -There will only be 1 exterior sign, and as described elsewhere in this application, it will be a barn quilt and be very much compatible with the old building it will be on.

5.A.5.12 – The Barn Quilt sign will be painted on wood.

Since there is no part of Section 7 describing sign regulations in the State Route Business Enterprise Zone or Scenic Route 169 Overlay Zone, it seems appropriate to follow the guidelines set forth in Section 7.A.3.

7.A.3.3. NEIGHBORHOOD BUSINESS ZONE / RESTRICTED BUSINESS ZONE:

- a. Wall Sign - Wall signs shall be permitted provided that: a. The aggregate area of all wall signs shall not exceed one (1) square foot per lineal foot of facade upon which it is attached.

- b. Such signs are mounted to the wall (roofs and overhangs not included).
- c. Such signs are mounted parallel to the face of the building with no part thereof (including any illuminating devices) projecting more than 12 inches beyond the face of the building.
- d. No such sign shall extend or project higher than the wall upon which it is located.

The proposed quilt wall sign will be in compliance with all these requirements; the size of the quilt wall sign will be approximately 5 ft x 5 ft, or 25 square feet, which is well within the restricted size for the facade it will be attached to, which measures 30 lineal feet long x 1 ½ stories high. (See pages 12-15 for examples of Barn Quilts.) There is currently no plan for illuminating the sign.

Finally, I've included in this proposal some examples of my own work that would be sold in the shop, both jewelry (pg 16) and small quilts for use as warm throw blankets or wall hangings (pgs 17-20).

Thank you for your time and consideration, and I look forward to your response to this proposal, and to the next steps to make this hope a reality.

Normand

TOWN OF BROOKLYN

Chartiers

PLANNING AND ZONING COMMISSION

original application

for art studio/gallery

APPLICATION FOR SITE PLAN REVIEW

OFFICE USE ONLY	
APPLICATION NUMBER	<u>PR 97.6</u>
DATE OF PRE-APPLICATION APPROVAL	_____
DAY OF RECEIPT	_____ MAD _____
FEE	<u>\$100</u>
CHECK #	<u>2857</u>
RECEIVED FROM	<u>N. CHARTIER</u>

APPLICANT: Normand L. Chartier PHONE: 779-1104
 ADDRESS: 481 Pomfret Rd. (Rt. 169)
Brooklyn, CT 06234
 OWNER: SAME PHONE: _____

PROPERTY LOCATION: 481 POMFRET RT (RT. 169)
 MAP: #27 LOT: 4 ZONE: R/A
 PROPOSED ACTIVITY: SEASONAL, PART TIME,
ART GALLERY

IF CHANGE OF USE, PREVIOUS USE: VACANT OLD BARN
 AREA OF PROPOSED STRUCTURE(S) OR EXPANSION: _____

UTILITIES: SEPTIC ON SITE MUNICIPAL
 WATER PRIVATE WELL CRYSTAL WATER

DOES APPLICATION REQUIRE A SPECIAL PERMIT? No
 VARIANCES OBTAINED: NONE
 DATE: _____ COMMENTS: _____

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT 06234

HOME OCCUPATION PERMIT

PERMIT # ZR SPR-97-6 DATE 2 JULY 97
APPLICANT'S NAME NORMAN CHARTIER PHONE 779-1104
ADDRESS 481 POMFRET ROAD
OWNER OF LAND SAME PHONE SAME
ADDRESS SAME
STREET LOCATION OF PROPERTY SAME
PROPOSED ACTIVITY SEASONAL, PART-TIME ART
GALLERY

If landowner and applicant are not the same, written permission of the landowner must be obtained and attached.

If approved, this occupation must be carried on according to the definition of Home Occupation as it appears in Section 4. Definitions in the Zoning Regulations of the Town of Brooklyn.

THIS BOX FOR OFFICE USE ONLY

APPROVED _____ DISAPPROVED _____ DATE _____

REASON FOR DISAPPROVAL _____

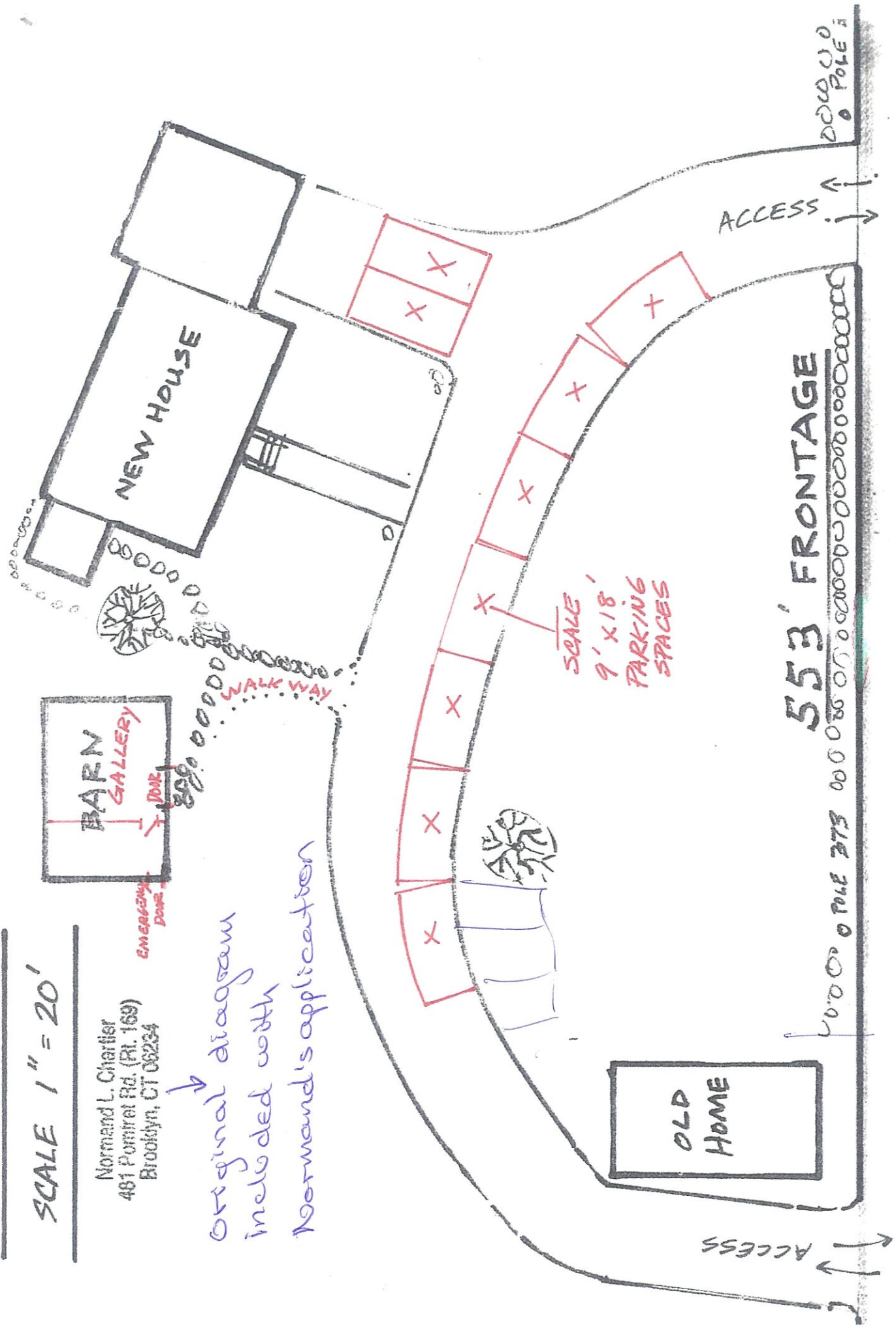
MAP _____ LOT _____ ZONE _____

ZONING ENFORCEMENT OFFICER

SCALE 1" = 20'

Normand L. Chartier
481 Pomfret Rd. (Rt. 169)
Brooklyn, CT 06234

original diagram
included with
Normand's application



ROUTE 169
-8-

Revised Diagram

This barn was

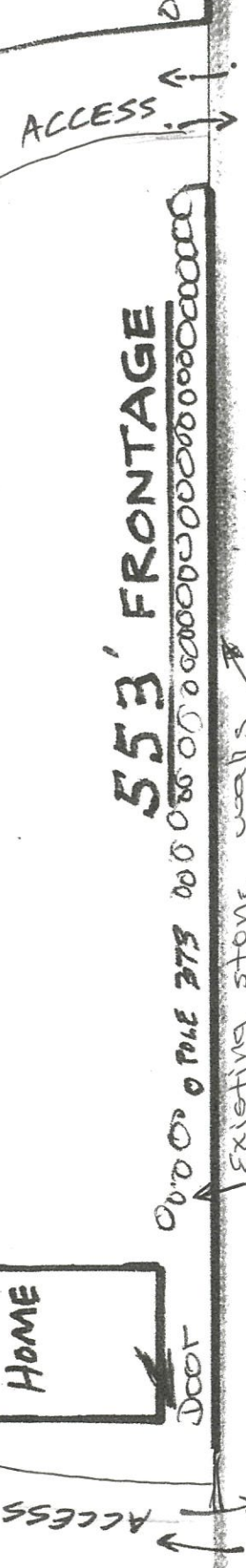
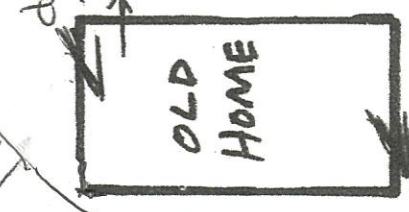
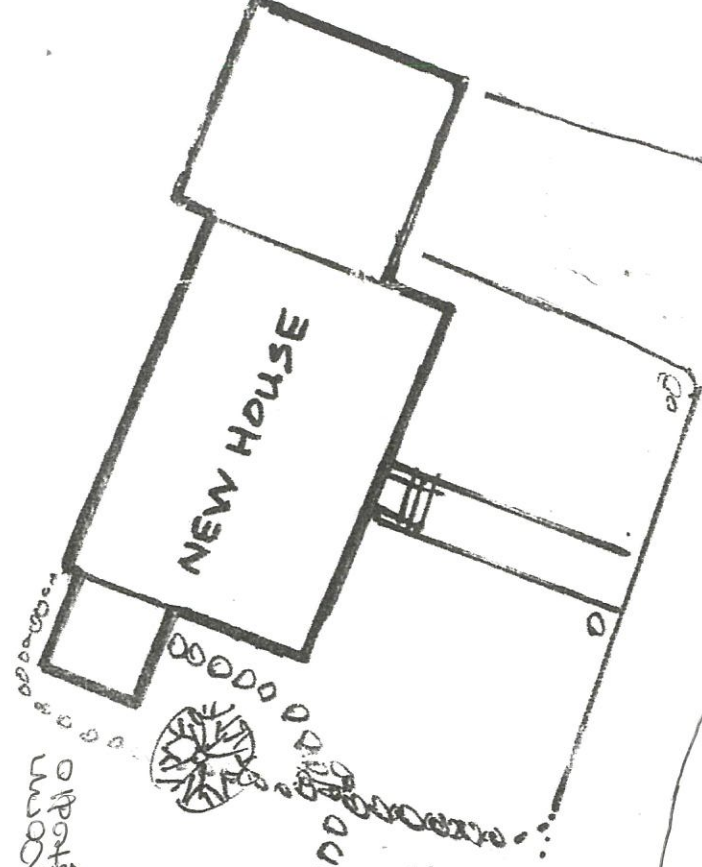
Arziesky Norm
Endarter's Arts Studio

SCALE 1" = 20'

Original Normand L. Chartier
481 Pommet Rd. (Rt. 169)
Brooklyn, CT 06234
by:

Edited 6/22 by
Mindy Del...

P → 2 10x20' gravel parking places



ROUTE 169

-9-

Existing Stone wall
small wooden structure

Building
proposed
for craft
shop



Adjacent barn
previously
approved as art
studio/gallery
for Normand
Chartier

This is the building proposed for a craft store

This was Normand Charvet's Art studio/gallery



proposed barn
apilt sign

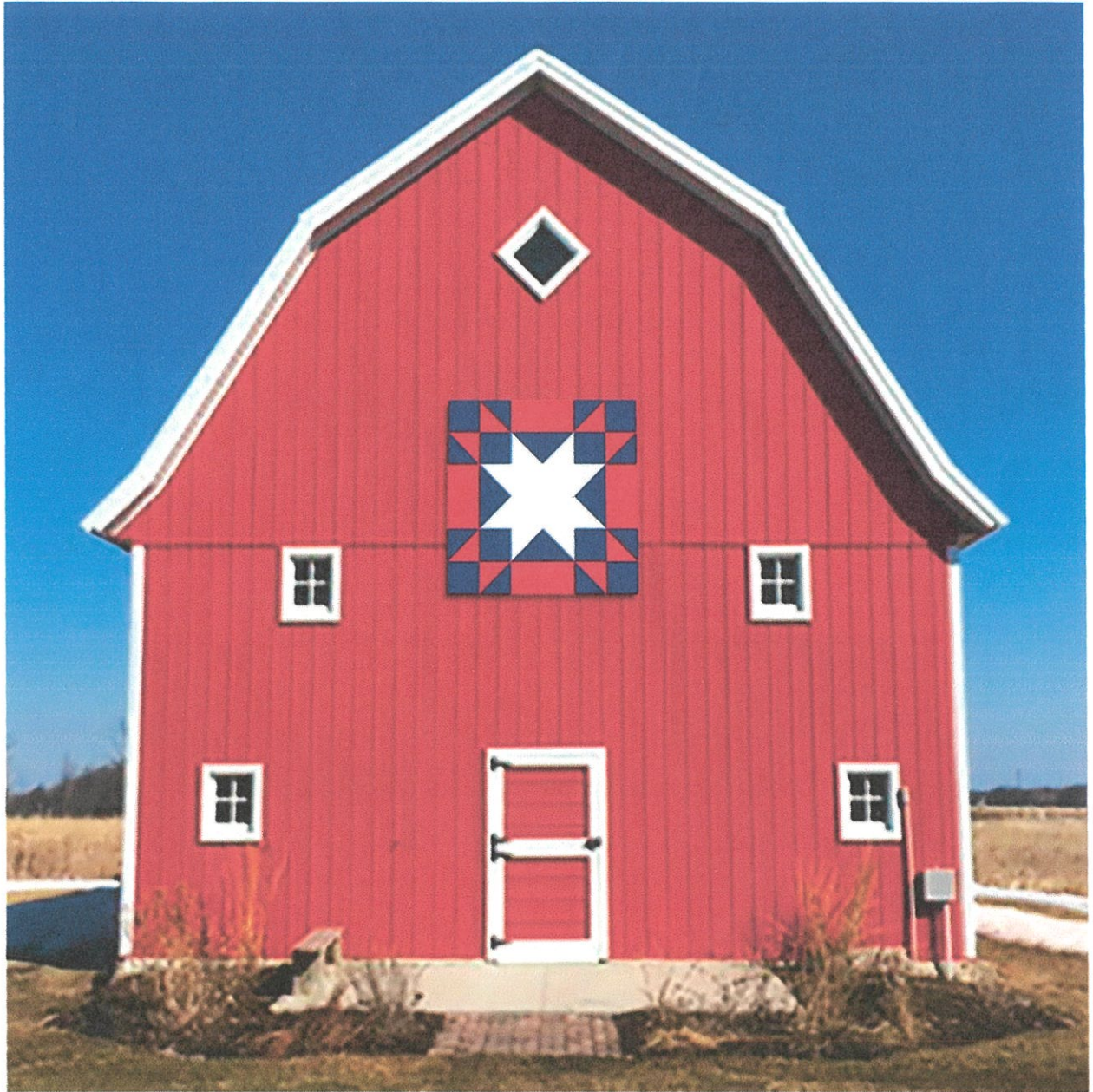
- 11 -

FOLLOWING THE BARN QUILT TRAIL

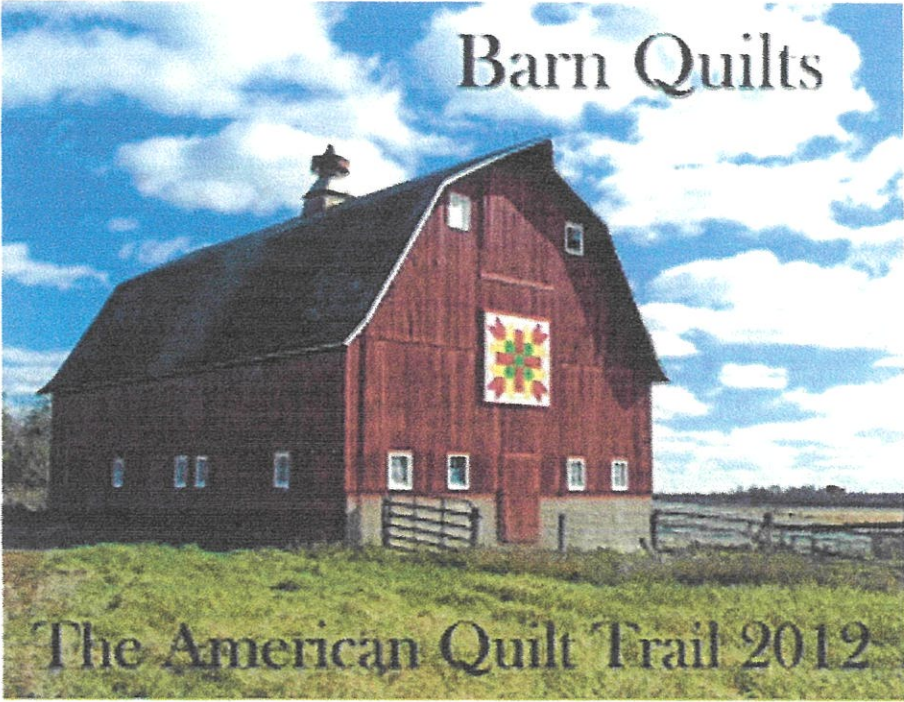
Suzi Parron

FOREWORD BY
DONNA SUE GROVES





-13-







16









-19-







TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION

REQUEST FOR CHANGE
IN
ZONING REGULATIONS

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

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

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

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

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

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

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

REQUEST TO CHANGE:

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

REASON FOR REQUEST:

Allow Self-Storage Facilities in the Planned Commercial Zone

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

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

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

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

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

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

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

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

PARAGRAPH TO CHANGE 6.T OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

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

REASON FOR REQUEST:

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

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

4.D. PLANNED COMMERCIAL ZONE

4.D.1. PURPOSE

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

4.D.2. PERMITTED PRINCIPAL USES

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

6.S

USE-RELATED PROVISIONS

SEPARATING DISTANCE FOR RETAIL SALE OF CANNABIS

6.S. SEPARATING DISTANCE FOR RETAIL SALE OF CANNABIS

6.S.1. PURPOSES

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

6.S.2. STANDARDS

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

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

6.T.1. PURPOSES

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

6.T.2. STANDARDS

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

1. Self-storage facilities shall only be allowed on rear lots where there are existing, or approved proposed, development(s) along the street frontage.
2. Self-storage buildings shall be located a minimum of 150-feet from any street line.



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'

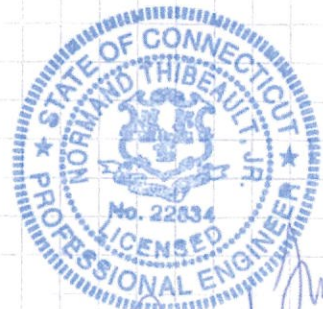
$$K = \frac{(0.005)(185)}{(0.0378)(0.958)} = 25.13 \text{ FT/DAY}$$

Method B - OBSERVATION OF DIFFERENCES IN GROUNDWATER LEVEL

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

D = DIST BETWEEN TP'S = 50'
L = 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.

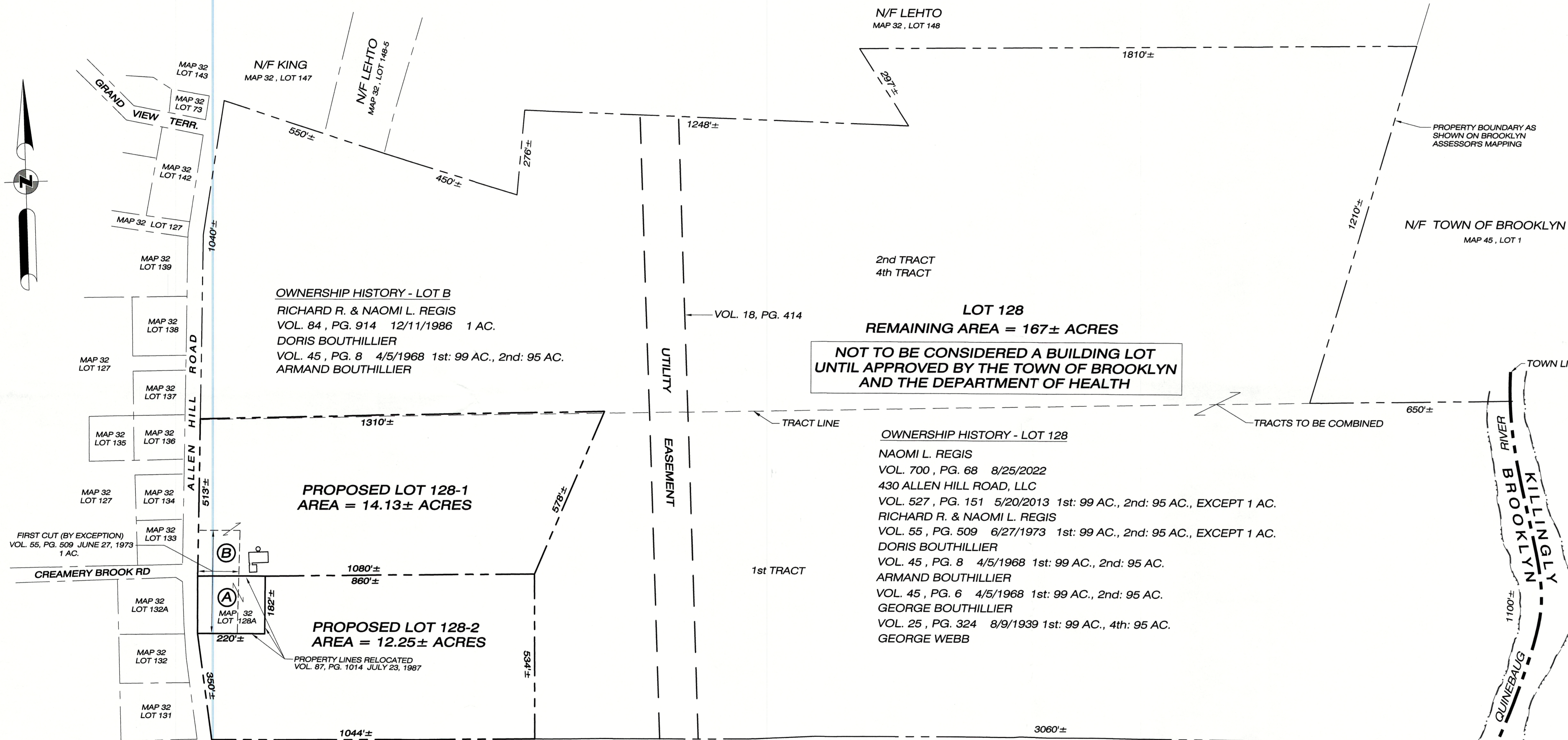
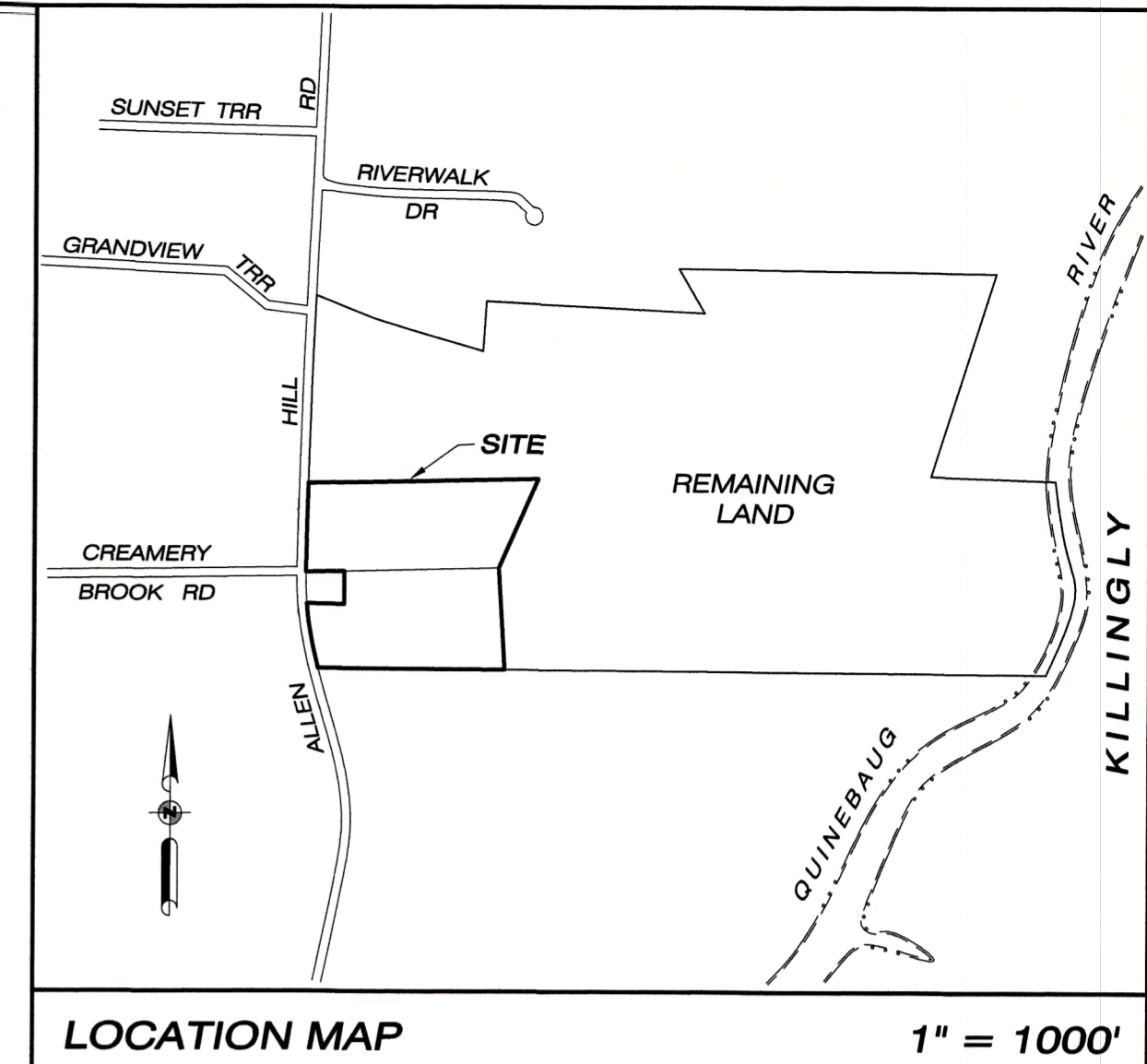
The above described parcels are to be conveyed for roadway purposes.

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

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 _____

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

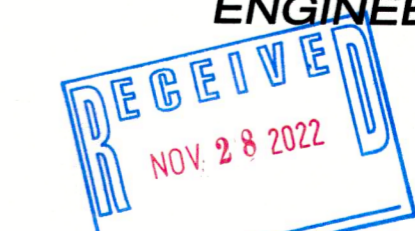
APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ 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 THIBEALT, 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.

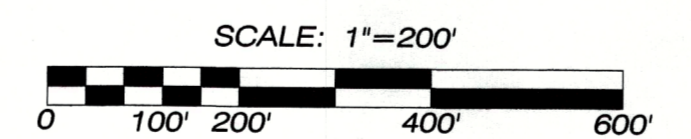
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

10/13/2022
 DATE

SURVEYING • MAPPING • PLOT PLANS
 LAND RECORD RESEARCH • TOPOGRAPHY • SUBDIVISION

63 SNAKE MEADOW RD
 KILLINGLY, CT 06239
 860 774 6230



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 RESURVEY & ORIGINAL SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A2".
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "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."
 - "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. 88 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.



N/F MARTIN D. IMRE
TINA M. IMRE
MAP 32, LOT 135

N/F A. KAUSCH & SONS, LLC
MAP 32, LOT 127

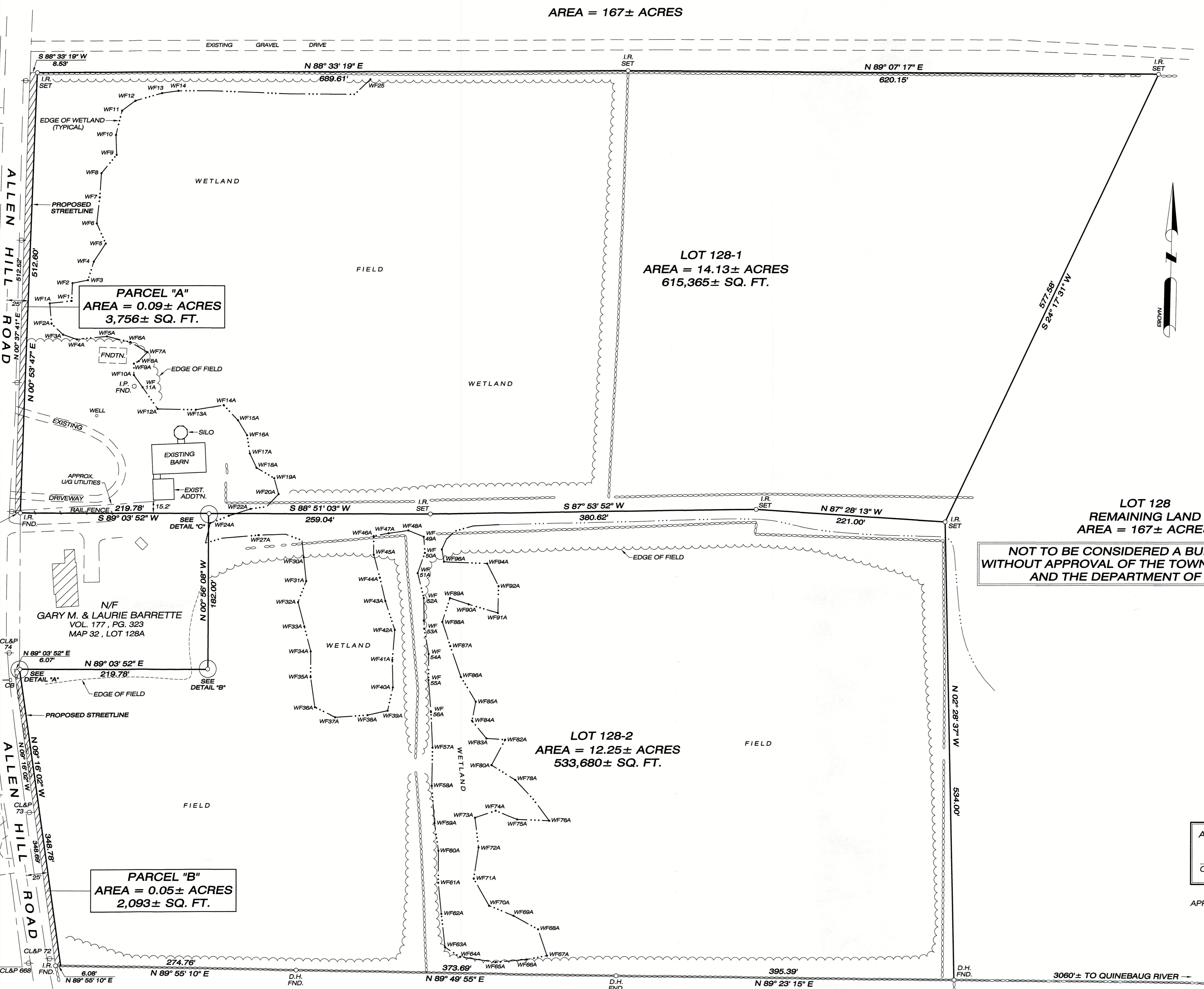
N/F JEFFREY C. HAKALA
ASHLEY P. FULTON
MAP 32, LOT 134

N/F GEORGE C. GEER
JANET M. GEER
MAP 32, LOT 133

N/F ANDREAS G. PARDEN
MAP 32, LOT 132A

N/F NEIL DURAND
MAP 32, LOT 132

N/F WISEDTH SAR
LAKHANNA E. PICH
MAP 32, LOT 131



LOT 128
REMAINING LAND
AREA = 167± ACRES

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

APPROVED BY THE BROOKLYN INLAND WETLANDS
& WATERCOURSES COMMISSION

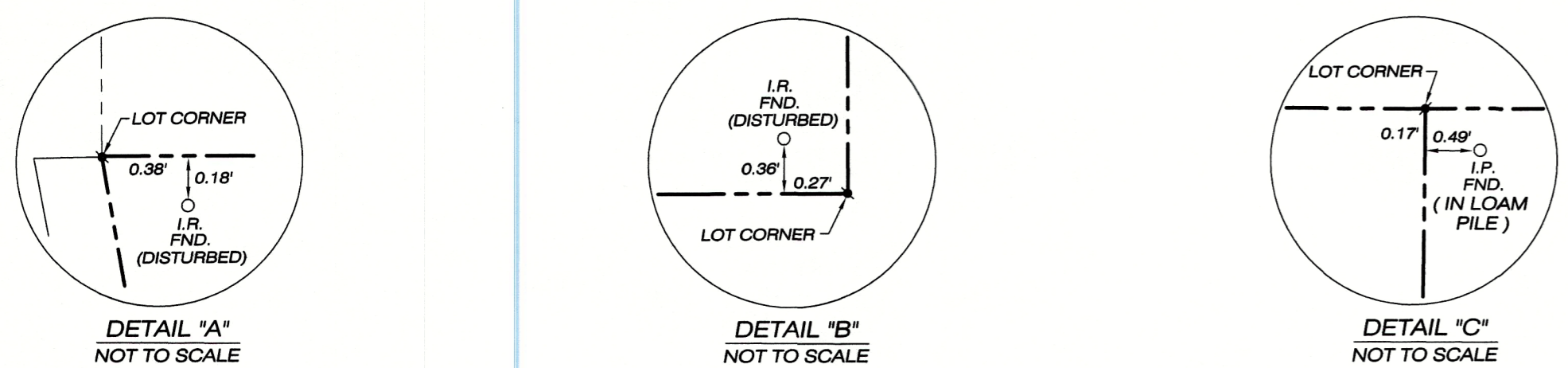
CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

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

N/F LANGEVIN LIMITED PARTNERSHIP
VOL. 483, PG. 53
MAP 31, LOT 28C



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

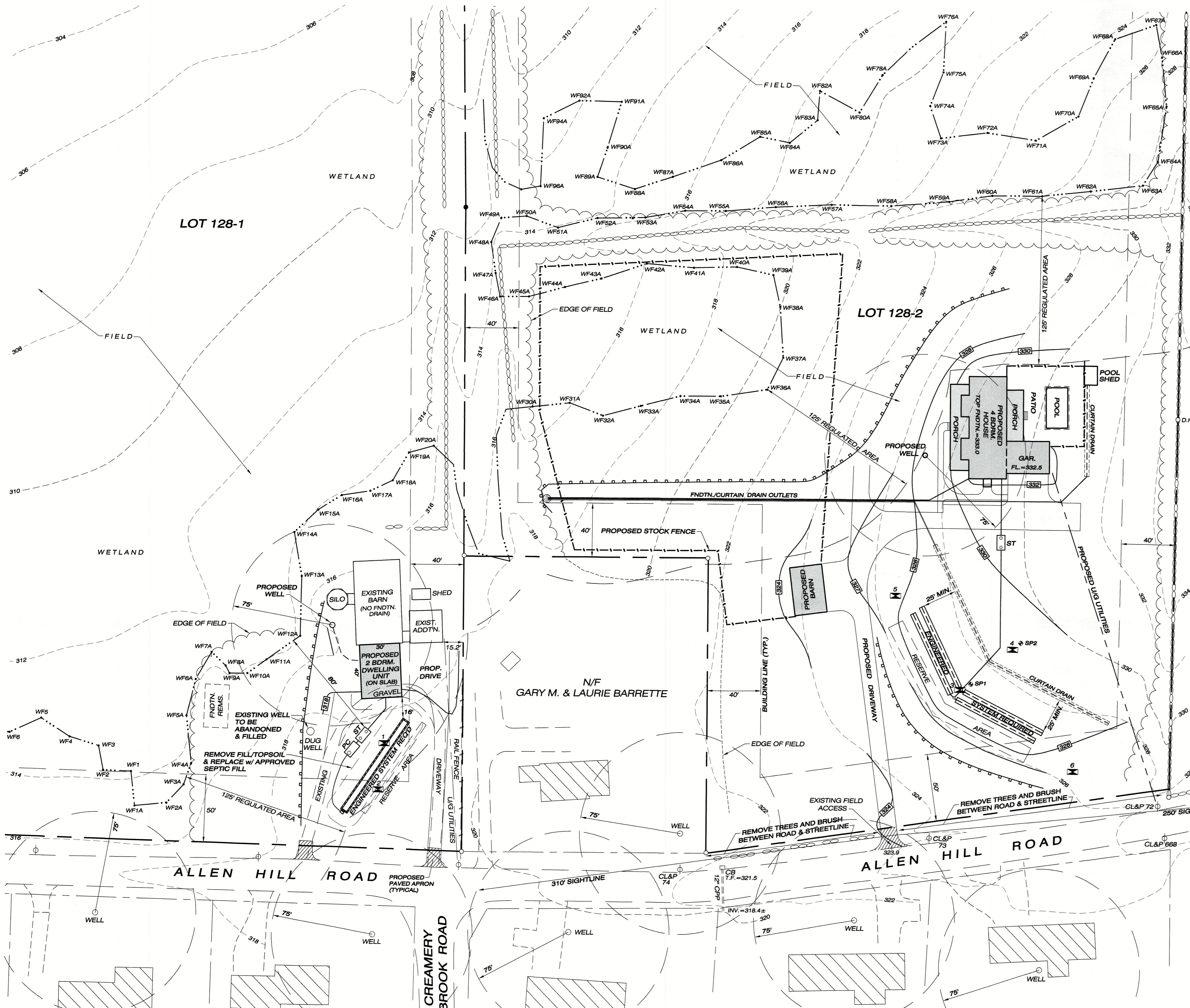
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

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

10/13/2022
DATE

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

SUBDIVISION MAP		SURVEYING · MAPPING · PLOT PLANS	
LOT LAYOUT PLAN		LAND RECORD RESEARCH	
PREPARED FOR		email: pcosurvey@psnet.net	
NAOMI L. REGIS		63 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230	
ALLEN HILL ROAD		SHEET NO: 2 OF 4	
BROOKLYN, CONNECTICUT		REVISED:	
DATE: OCTOBER 2022		JOB NO: 21044	
SCALE: 1" = 60'		F.B. NO: 219	
0 30' 60' 120' 180'		DRAWN BY: P.A.T. MAP NO:	



- NOTES:**
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A GENERAL LOCATION SURVEY BASED ON A RESURVEY AND ORIGINAL SURVEY CONFORMING TO 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.
 2. ZONING DISTRICT: R-30
 3. PROPOSED IMPROVEMENTS ARE CONCEPTUAL LOCATIONS TO SHOW LOT SUITABILITY ONLY.
 4. SOLAR ACCESS WAS CONSIDERED IN THE DESIGN OF THIS SUBDIVISION. THE HOUSE LOCATIONS DEPICTED ARE ONLY CONCEPTUAL IN NATURE AND IT IS UP TO THE LOT DEVELOPER TO TAKE ADVANTAGE OF THE PASSIVE SOLAR OPPORTUNITIES PRESENTED BY THESE LOTS AT THE TIME OF ACTUAL HOUSE CONSTRUCTION. THE DEVELOPER IS ENCOURAGED TO UTILIZE PASSIVE SOLAR TECHNIQUES AND IT IS RECOMMENDED THAT SUCH FACTORS AS HOUSE ORIENTATION, WINDOW LOCATION AND STYLE, CLEARING LIMITS AND POSITION ON THE LOT BE TAKEN INTO CONSIDERATION WHEN DEVELOPMENT OCCURS.
 5. THE INLAND WETLANDS & WATERCOURSES WERE FIELD DELINEATED IN AUGUST 2016 BY JOSEPH R. THEROUX, SOIL SCIENTIST.
 6. MAXIMUM DRIVEWAY GRADE PERMITTED IS 12%. GRADES OF 10% OR GREATER ARE TO BE PAVED. PROPOSED DRIVEWAY GRADES DEPICTED ARE AT LESS THAN 10%.
 7. SEE SHEET 4 FOR EROSION & SEDIMENT CONTROL PLAN.
 8. THERE ARE NO APPARENT WELLS WITHIN 75 FEET OF THE PROPOSED SEPTIC AREAS DEPICTED.
 9. SEE SHEET 2 FOR PROPERTY BOUNDARY INFORMATION.
 10. LOCATION OF OFF SITE IMPROVEMENTS ARE APPROXIMATE.
 11. EACH LOT WILL REQUIRE AN ENGINEER DESIGNED PLAN TO BE SUBMITTED TO THE NORTHEAST DISTRICT DEPARTMENT OF HEALTH FOR APPROVAL AT THE TIME OF LOT DEVELOPMENT.

N/F
LANGEVIN LIMITED PARTNERSHIP

SEPTIC SYSTEM NOTES - LOT 128-1

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

SEPTIC SYSTEM NOTES - LOT 128-2

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

STANDPIPE MONITORING BY NDDH

SP1 - TOP OF PIPE TO GRD. = 15'

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

SP2 - TOP OF PIPE TO GRD. = 14.5'

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

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

SOIL TEST DATA

SOIL TESTING PERFORMED 2/23/2022

TP1

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

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

TP2

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

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

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
10-18"	BROWN SANDY LOAM
18-48"	GRAY VERY COMPACT SANDY LOAM
48-66"	GROUNDWATER

MOTTLING AT 16"
WATER AT 48"
NO LEDGE

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

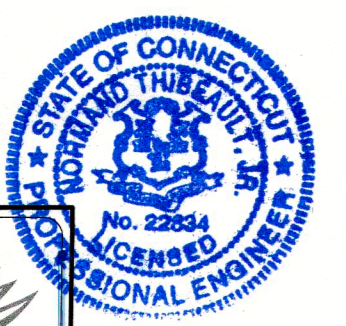
0-10"	TOPSOIL
10-20"	BROWN FINE SANDY LOAM
20-69"	MOTTLED GRAY COMPACT SANDY LOAM

MOTTLING AT 20"
NO WATER
NO LEDGE

PERCOLATION RATE: 10.1-20 MIN./INCH

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

Normand Thibault, Jr., P.E. No. 28334 DATE



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

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
PAUL A. TERWILLIGER, L.S. NO. 70155
11/16/2022 DATE

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

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

PER SECTION 8-26c 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

0 20' 40' 80' 120'

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 LOOSENED 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.

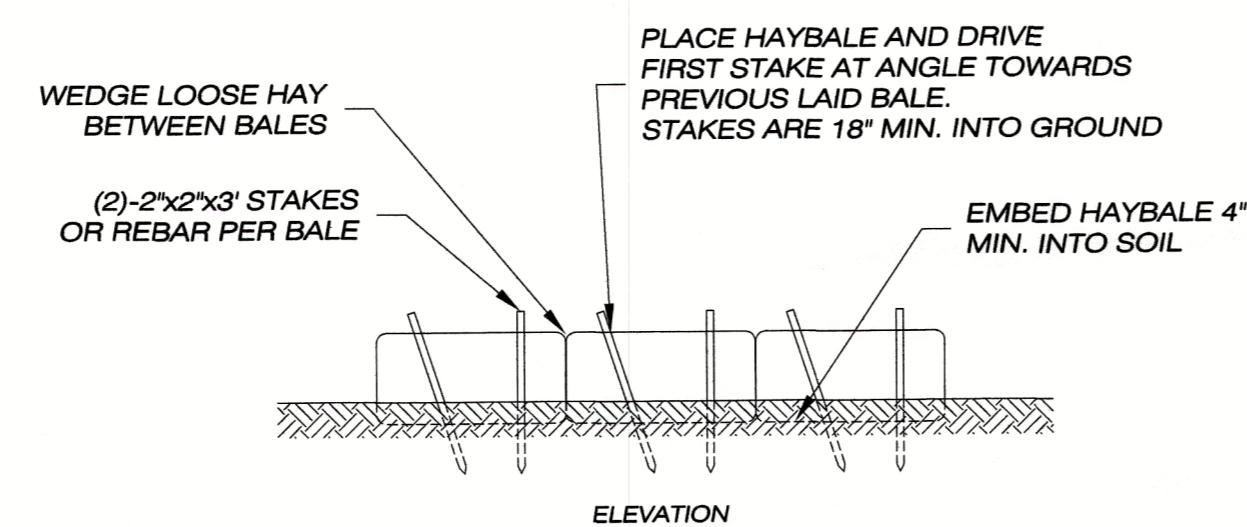
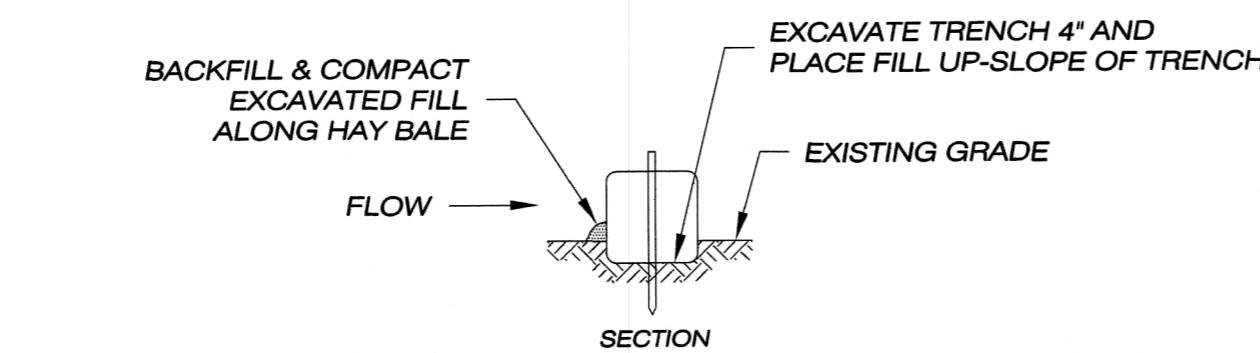
PERMANENT VEGETATIVE COVER

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:

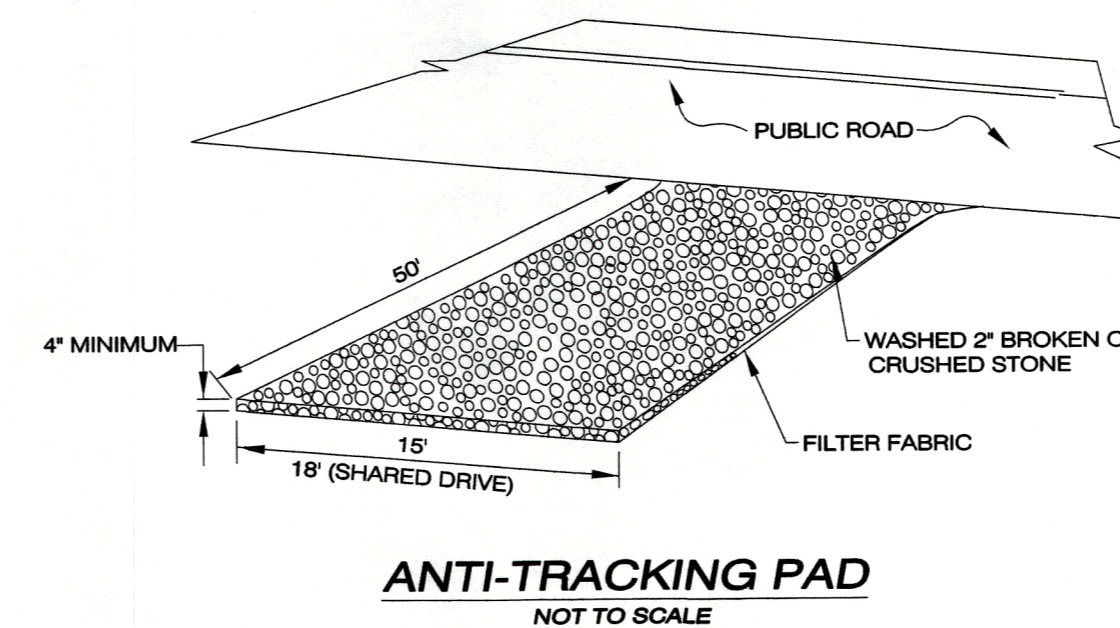
SEED MIXTURE	LBS./ACRE	LBS./1000 S.F.
KENTUCKY BLUEGRASS	20	0.45
CREeping RED FESCUE	20	0.45
PERENNIAL RYEGRASS	5	0.10
	45	1.00

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

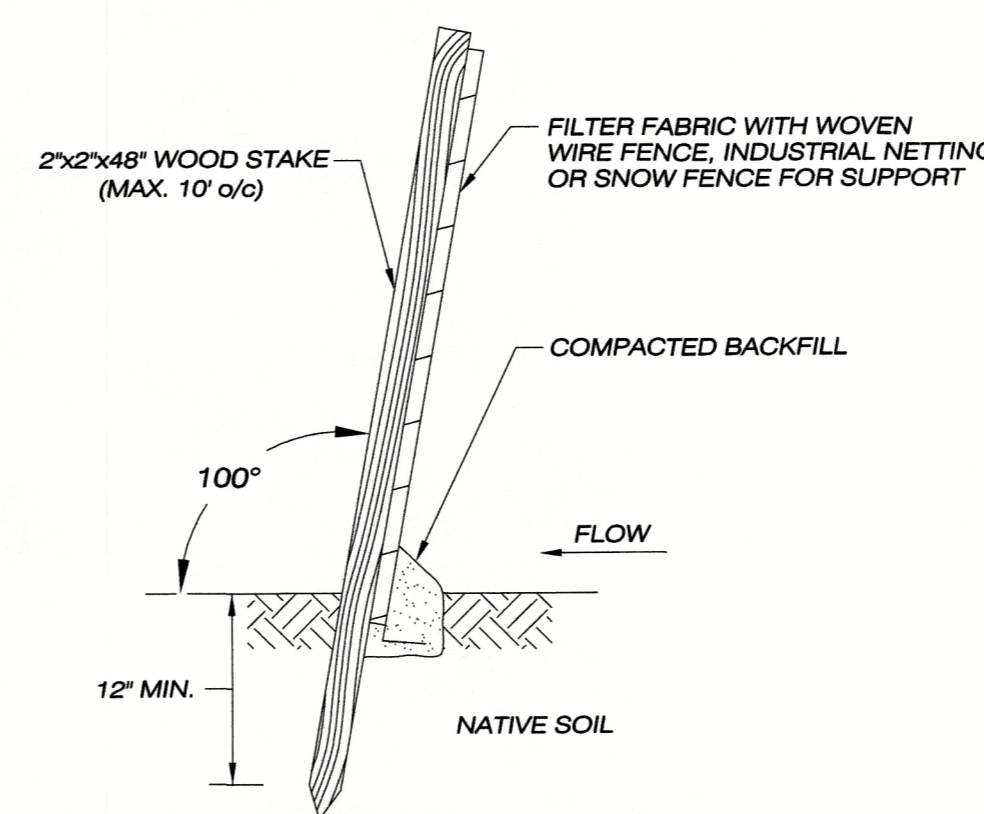
FOLLOWING SEEDING MULCH WITH WEED FREE STRAW AND APPLY A JUTE NETTING COVER TO AREAS OF 3:1 OR GREATER SLOPE



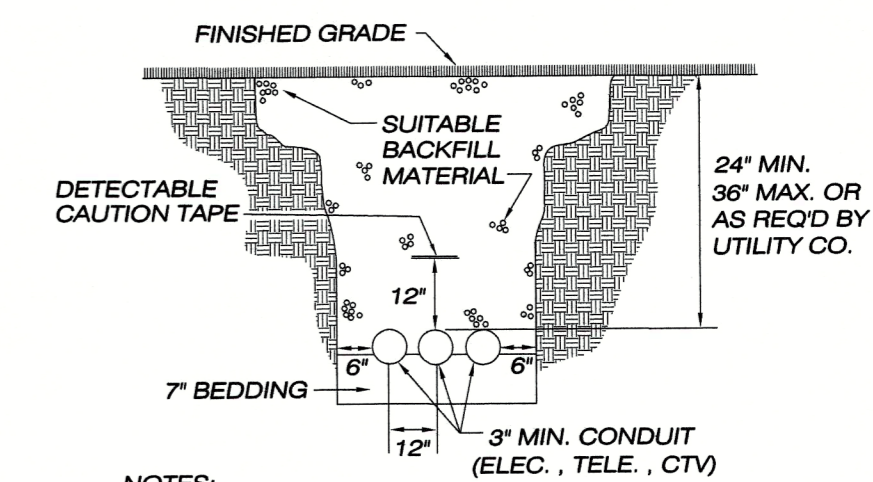
HAY BALE BARRIER DETAIL
NOT TO SCALE



ANTI-TRACKING PAD
NOT TO SCALE

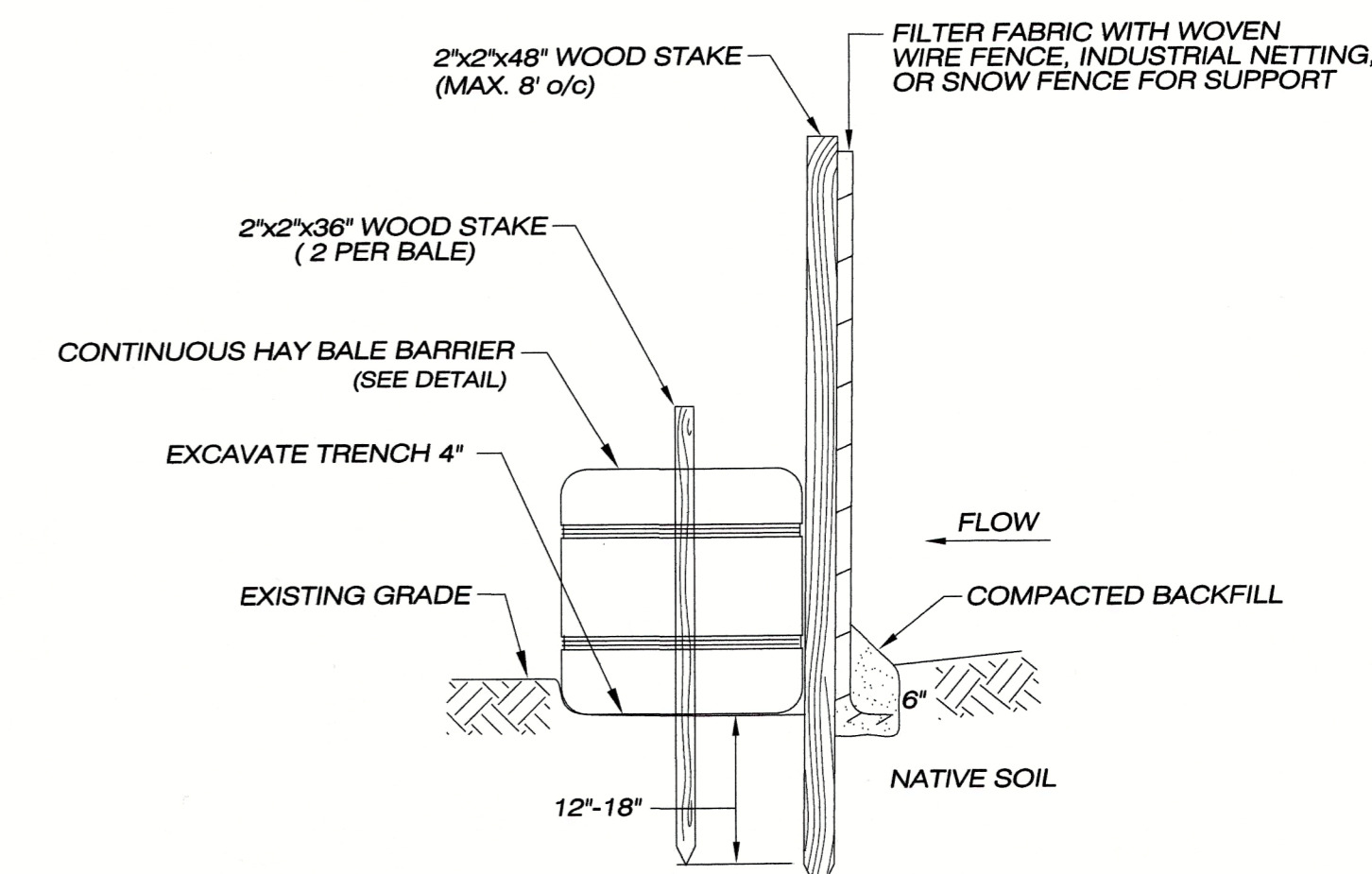


SILT FENCE DETAIL
NOT TO SCALE



- 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

APPROVED BY THE BROOKLYN PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE BROOKLYN INLAND WETLANDS & WATERCOURSES 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



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

Naomi L. Regis 10/18/2022
NORMAND THIBEAULT, JR., P.E. No. 22934 DATE

<p>SUBDIVISION OF LAND</p> <p>EROSION CONTROL PLAN & CONSTRUCTION DETAILS</p> <p>PREPARED FOR</p> <p>NAOMI L. REGIS</p>		<p>LAND RECORD RESEARCH</p> <p>email: ps@surveyassoc.com</p>
<p>ALLEN HILL ROAD</p> <p>BROOKLYN, CONNECTICUT</p> <p>DATE: OCTOBER 2022</p> <p>SCALE: 1" = AS NOTED</p>		
<p>114 Westcott Road P.O. Box 421 Dayville, Connecticut 06241 860 779 7299</p>		<p>83 SNAKE MEADOW RD KILLINGLY, CT 06239 860 774 6230</p> <p>SHEET NO: 4 OF 4</p> <p>REVISED:</p>
<p>JOB NO: 21044</p>	<p>F.B. NO: N/A</p>	<p>DRAWN BY: P.A.T.</p> <p>MAP NO:</p>

Jana Roberson

Subject: FW: [Brooklyn CT] water runoff concerns (Sent by Gary Barrette, gmbarrette@yahoo.com)

From: Contact form at Brooklyn CT <cmsmailer@civicplus.com>

Sent: Friday, November 25, 2022 8:50 AM

To: Margaret Washburn <M.Washburn@Brooklynct.org>

Subject: [Brooklyn CT] water runoff concerns (Sent by Gary Barrette, gmbarrette@yahoo.com)

Hello mwashburn,

Gary Barrette (gmbarrette@yahoo.com) has sent you a message via your contact form (<https://www.brooklynct.org/user/1173/contact>) at Brooklyn CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.brooklynct.org/user/1173/edit>.

Message:

Good Morning Margaret

I own and live on the property @ 432 Allen Hill Road. It looks like there're plans to build houses in the fields on the south side and the back of my property. I have concerns regarding the building of these new homes and the effect they'll have on my property. It was suggested I express my concerns and send them to you. If you aren't the right person to send these concerns to I'd appreciate it if you could forward them over to the appropriate party(s). During rainy periods I already get alot of runoff from especially the field on the south side once these fields get saturated. In fact a stream will form from the south side field and will run onto and flood my property. The stream forms probably somewhere between 20 - 30 ft from the road and as a result creates ponds on the side and front of my property, eventually running out the front and back of my property. The water that runs off the front of my property is especially dangerous during the Winter and early Spring months when the water freezes on the road and creates a skating rink that extends all the way to the front of Regis' barn property. My concern is that when the field properties are graded to keep water away from the new homes, and lawns and landscaping are put in place I'll be getting much more runoff than I've already been getting. Before these new home construction plans are accepted and started I would like to see some sort of plans to re-direct the water that comes from these fields to keep it away from my property. There is a drain and culvert in the road just past the south side of my property line that maybe the water can be directed to. That's just a thought but maybe something else can be engineered. Thank you.

Gary Barrette

432 Allen Hill Road

Brooklyn CT 06234

Cell # 860-315-0502

Jana Roberson

From: Contact form at Brooklyn CT <cmsmailer@civicplus.com>
Sent: Monday, November 28, 2022 11:44 AM
To: Jana Roberson
Subject: [Brooklyn CT] Flooding from field on South side of my property (Sent by Gary Barrette, gmbarrette@yahoo.com)

Hello jroberson,

Gary Barrette (gmbarrette@yahoo.com) has sent you a message via your contact form (<https://www.brooklynct.org/users/jroberson/contact>) at Brooklyn CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.brooklynct.org/user/171/edit>.

Message:

Hi Jana - Here's a pic I took just this past March. It shows the water collecting at the low end of the field next to the road and flowing over onto my property. Depending on the heaviness of the rain and the duration and whether there's a freeze or not this stream can continue to run for a couple days or more. I don't have any pics of the actual ponds that form on my property and overflow onto the road but if we have any heavy rains in the near future I'll certainly get updated pics of that. Thank you.

Gary Barrette
432 Allen Hill Road
Brooklyn CT 06234

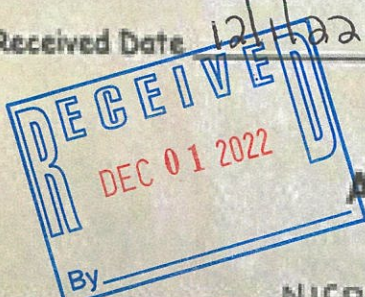


PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date 12/1/22

Application #SP 22-007

Check #



APPLICATION FOR SPECIAL PERMIT

By NICOLE + GREG FISHER Phone 617-955-7734 (N)

Mailing Address 53 BARNARD AVE, WATERTOWN, MA 02472 Phone ~~617-955-7734~~

Name of Engineer/Surveyor DANIEL BLANCHETTE / J+D CIVIL ENGINEERS

Address 401 RAVENELLE RD, N. GROVENEWOLD, CT 06255

Contact Person DANIEL BLANCHETTE Phone 860-923-2920 Fax

Name of Attorney N/A

Address

Phone Fax

Property location/address 459 WOLF DEN RD

Map# 10 Lot# 18A/B Zone RA Total Acres 97

Sewage Disposal: Private Public Existing Proposed

Water: Private Public Existing Proposed

Proposed Activity SEE ATTACHMENT

Compliance with Article 4, Site Plan Requirements:

Is parcel located within 500 feet of an adjoining Town?

The following shall accompany the application when required:

Fee \$ 655 State Fee (\$60.00) 3 copies of plans Sanitary Report

4.5.5 Application/ Report of Decision from the Inland Wetlands Commission

4.5.5 Applications filed with other Agencies

12.1 Erosion and Sediment Control Plans

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 11/29/22

Owner: Date 11/29/22

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

PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Received Date _____
Action Date _____

Application # 588
Check # _____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: BUCKLE + GREG ELSNER Phone 617-955-7734 (M)
Mailing Address: 53 BARNARD AVE, WATER TOWN, MA 02472 Phone _____

Name of Owner: BUCKLE WINEYARD HOLDINGS INC Phone 617-955-7734
Mailing Address: 53 BARNARD AVE, WATER TOWN, MA 02472 Phone _____

Name of Engineer/Designer: J + D CIVIL ENGINEERS
Address: 401 STATE ROUTE RD, N. URBAN HORDEAUX, CT 06255
Contact Person: _____ Phone 860- Fax _____
OPHEL BLANCHETTE 923-2926

Regulatory Information: 459 WINE TOWN RD
Map No. 18 Lot # 18A (Area) EA Total Acres 97

Proposed Activity: PERMITS (SEE ATTACHMENT)

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

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee \$ 655 State Fee (\$60.00) _____ 3 copies of plans _____ Sanitary Report _____
4.5.5 Application/ Report of Decision from the Inland Wetlands Commission
4.5.5 Applications Filed with other Agencies
12.1 Erosion and Sediment Control Plans
See also Site Plan Review Worksheet

Variances obtained _____ Date _____

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

Applicant: _____ Date 11/29/22

Owner: _____ Date 11/29/22

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

To the town of Brooklyn Planning and Zoning Committee,

We, Nicole Wineland-Thomson Fisher and Gregory Fisher, are asking you to consider granting our request for a special permit to create an upscale wedding and event venue at 459 Wolf Den Road which we will name Willow Hill.

For the past two years we have been searching for a location that not only has the land, but also a wonderful town and community...a place where we can raise our family of six. When we found 459 Wolf Den Road and spoke with community members, we were convinced that Brooklyn was the perfect town for our dream to unfold.

Preserving the land is of the utmost importance to us. Our dream is to utilize the existing spaces and endless open fields predominantly as a wedding venue as well as a community center for corporate events, private events, town events, etc. The incredible Sigfridson barn that is already on site is to be utilized as is. We want to replace the smaller windows with larger, floor to ceiling windows, to enhance the view to the outdoor space, and rolling acres, but otherwise we want to leave it untouched. The same goes for the rest of the property.

We realize there are specific additions we need to incorporate, such as a parking lot, and handicap access, but we want to do these in the most minimally invasive way. Keeping the impact to the environment as low as possible is our goal and our promise to the community of Brooklyn. When we planned everything with our civil engineer and landscape architect we spent a lot of time thinking carefully about lighting and materials. For example, we want a sign and a driveway that echo the beautiful stone walls along Wolf Den and Bush Hill roads. For the parking lot, we plan to excavate into the hill side which will hide the parking lot from the road. We want to lay gravel, plant trees and shrubs, and encase the parking lot so it's not an eyesore. This speaks again to our goal to preserve what is currently there.

Our plan is to create a positive fiscal impact on the town of Brooklyn, not only by promoting local businesses, but also hiring local services ourselves. For example, we will need to hire cleaners to help keep the venue space clean and in immaculate condition between each event, landscapers to keep the lawn and plants healthy and neat, and to partner with a transportation company for our guests, etc. All of these services are necessary for our business, so they would not only create a positive impact for our venue but also a positive impact for the town as we would be hiring these local businesses directly.

Most importantly, speaking to the neighborhood and abutters that surround us at 459 Wolf Den Road, we want to be mindful of the community. Although we are fully aware that a wedding and event venue is allowed in any zone of town (with the approval of a special permit), we are taking extra measures when we consider noise and number of events. Our goal is to have no more than 70 events with amplified noise (community event with speakers or a wedding), and up to 30 events of non-amplified noise (think yoga retreats, for example) in a calendar year. We will have a strict noise ordinance of 10:00p for any and all events. Transportation services will be highly encouraged, as we want to minimize traffic by the use of buses from local hotels, and to

most importantly, keep our clients' guests and surrounding neighbors safe. These will be written into our contract with our clients. Lastly, we will require that each event has a full service catering team to dispose of trash at the end of the evening—consider this a "leave no trace" policy. With these requirements in place, the property will return to its typical state once the event is finished. Keep in mind, this is also our home, so we want it to remain as beautiful, if not more, than how we found it. We believe all of these things will help with the surrounding community.

We look forward to meeting you in person and answering any questions you may have.

Thank you,
Nicole and Greg

J & D CIVIL
ENGINEERS, LLC

401 Ravenelle Road
N. Grosvenordale, CT 06255
www.jdcivilengineers.com
(860) 923-2920

November 30, 2022

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

RE: Job #22172
Project Summary for
Proposed Event Venue
At 459 Wolf Den Road

Dear Commissioners:

J&D Civil Engineers is pleased to submit this project summary for the above referenced project. J&D has been retained by Willow Hill LLC to assist with converting an existing house and barn into a rustic event venue. My client Nicole Wineland-Thomson Fisher recently purchased this property, and is proposing to hold weddings, banquets, yoga retreats, and other similar events at the site. No new buildings are proposed, the only construction will consist of a gravel parking lot and driveway, a drainage system, retaining walls, improving an existing driveway, and some landscaping. This project is located in the Residential-Agricultural (RA) Zone and will require a Special Permit and Public Hearing.

Project Location

The site is located at 459 Wolf Den Road in Brooklyn, approximately 2,000 feet south of the former Gold Lamb Buttery facility. The property is located on the west side of the street, and consists of two separate building lots. The original parcel Lot 18A is 4 acres in size, and contains the existing house and detached garage. The second parcel Lot 18B is 96 acres in size, and consists of several different portions acquired by the previous owner over a number of years. The larger Lot 18B extends all the way west to Blackwell Brook. The major portion of all events shall occur on Lot 18B, in the barn or tent.

Project Description

The historic 5 bedroom house, built in 1790, will not be a permanent residence. This house will be vacant most of the time and only used during events, primarily for the wedding party to stay overnight if preferred. The house will have a maximum occupancy of 10 persons.

The existing barn was built in 2008 and has a capacity of 110 persons. This barn will be used to hold smaller events, or events in inclement weather. A temporary tent will be constructed for larger events, with a maximum occupancy of 225 persons. The maximum numbers of persons on site shall not exceed 225 persons. A portable bathroom trailer will be rented for all events, and the existing septic system in the barn will not be used by guests. No food will be prepared on site, all events will be professionally catered.

My client intends to preserve the rustic and agricultural character of the site to the greatest extent possible. All proposed signage, landscaping, and lighting shall be in a rustic style. Only four residences are located within 1,000 feet of the event site, and no noise or light pollution is expected to impact these sites. The events will occur approximately 500 feet off the road, and 30-40 feet lower than the road elevation, providing a significant natural buffer. Please see the "activity description" and "owner's statement" attached to this application for more information.

Wetland Summary

The site contains a significant amount of wetland soils towards the western edge, where the property borders Blackwell Brook. However, these wetland soils are approximately 1,000 feet downhill of the proposed construction. The area of construction was investigated by licensed soil scientist Richard Zulick, and his report is included with this submission. He determined that no wetland soils exist near the area of construction. He did observe a small pocket of wetland soils at the southeast corner of the site. These wetland soils are at least 500 feet from any proposed construction. Therefore, it is our understanding that a wetland permit is not required for this project. There are no expected impacts to wetland soils as a result of this project.

Drainage Summary

According to the soil scientist, the soils on site appear to be Woodbridge fine sandy loams. This is corroborated by the soils listed on the NRCS website, they describe the soils in the area as Woodbridge fine sandy loam or Paxton/Montauk fine sandy loam. These soils belong to hydrologic group C, and have low permeability and below average capacity to absorb stormwater. The existing land cover is primarily pasture or lawn, with very few trees and no impervious areas. The site is relatively steep, most of the property is between a 10% and 20% slope. The total drainage area towards the parking lot is approximately 3 acres.

Approximately a half-acre of gravel roads and parking lots will be constructed for this project. This will tend to cause a slight increase in the amount of runoff from the site. A drainage system has been designed to reduce peak flows and provide treatment of stormwater from the parking lot. A grass swale is proposed uphill of the parking lot, to capture clean runoff and direct it away from the parking lot. The parking lot itself will drain into two catch basins, which then discharge to a small stormwater basin across the driveway. This basin will provide a small amount of storage to attenuate peak flows. The basin will also act as a level spreader, to reduce the outlet flow velocity and encourage sheet flow. As runoff leaves the basin, it will flow across 400 feet of lawn, and then 900 feet of mature forest before entering Blackwell Brook. This will provide a significant amount of treatment for the runoff, removing pollutants and sediments before it enters any wetlands or watercourses.

The table below provides Peak Flows in cubic feet per second for various storm events:

	10 Year	25 Year	100 Year
Existing	4.05	5.57	8.00
Proposed	3.74	5.08	7.33

Please see the attached drainage model report, which was created using HydroCAD software to model the existing and proposed conditions on site.

Conclusion

This project has been designed to involve the smallest possible impact to the environment and neighborhood, while creating a valuable business opportunity that should benefit the whole community. The applicant is very interested in preserving the rural and agricultural character of northeast Connecticut, which we all value so highly. The applicant and I look forward to working with the town and P&Z Commission to get this project approved. Please let me know if you have any comments or questions.

Sincerely,

Daniel Blanchette, PE
J&D Civil Engineers LLC

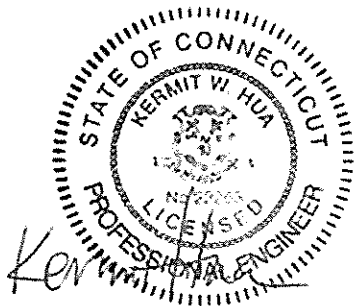


Traffic Impact Study

459 Wolf Den Road
Brooklyn, Connecticut

Prepared for:
J&D Civil Engineers, LLC

Prepared by:
KWH Enterprise, LLC
November 2022



**Traffic Impact Study
459 Wolf Den Road
Brooklyn, Connecticut
November 2022**

This study examines the traffic impact of a proposed event venue at 459 Wolf Den Road in Brooklyn, Connecticut. Peak-hour site trips generated by events, roadway traffic volumes, and traffic capacity at a site driveway were reviewed. For the purpose of this traffic study, 2023 was assumed to be the year during which improvements are built and events are held at this location.

I. Summary

- The proposed event venue is estimated to generate approximately 90 trips for both weekday afternoon and Saturday midday peak hours.
- The traffic impact of this site will be limited. All traffic approaches at a proposed event driveway will operate at favorable LOS (levels of service) A with short delays during the weekday afternoon and Saturday midday peak hours. The development will not create traffic hazards and will not block or hamper the circulation pattern of adjacent roadways.

II. Project Description

The site is located west of Wolf Den Road and about 1,800 feet south of the Bush Hill Road intersection. Proposed improvements will include a wider event driveway, entrance identification, new parking areas, and other site features for events. An existing narrower driveway will be maintained. Next to the site, Wolf Den Road measures about 19 feet in width for two-way traffic. The posted speed limit on Wolf Den Road is 25 mph.

III. Traffic Volumes

Automatic traffic count data were collected on Wolf Den Road on weekdays and on a Saturday in January 2022. Seasonal adjustment factors based on CTDOT data and an annual traffic growth rate of 0.7 percent recommended by CTDOT were applied to the traffic counts to generate 2023 peak-month traffic volumes for Wolf Den Road.

IV. Future Traffic Conditions

Peak-hour site trips in Table 1 were estimated by considering three traffic components during events. Guests will arrive and leave on a bus, which will result in about 20 bus trips (ten entry trips and ten exit trips). There will be about ten delivery vehicles, which will translate into 20 trips (ten entry trips and ten exit trips). Other vehicular trips will total about 100 trips for 50 vehicles. It was assumed that the site trips during the weekday afternoon and Saturday peak hours will consist of exit trips for the bus and delivery vehicles and all entry trips. This is likely to be a conservative assumption; in reality, guest arrivals and deliveries can last more than an hour. During the weekday afternoon peak hour and the Saturday midday peak hour, an event is estimated to generate 90 peak-hour trips (70 entry trips and 20 exit trips).

Table 1 Estimated Site Trips (vph)

Event Venue at 459 Wolf Den Road, Brooklyn, Connecticut			
	Entry	Exit	Entry & Exit
Weekday or Saturday Daily	70	70	140
Weekday Afternoon Peak Hour of Adjacent Road.	70	20	90
Saturday Midday Peak Hour	70	20	90

vph Vehicles per hour

Table 2 details the distribution of the site-generated trips along Wolf Den Road. The distribution takes into account the existing traffic volumes and the roadway network in this part of Brooklyn.

Table 2 Trip Distribution

To / From Route	Entry and Exit
North: Wolf Den Road	35%
South: Wolf Den Road	65%
Total	100%

V. Traffic Capacity Analysis

To assess the quality of traffic flow, intersection capacity analysis was conducted for the future traffic conditions. Capacity analysis provides an indication of how well roadway facilities serve the traffic demands placed upon them. Synchro 10, a software package that includes the evaluation criteria of the *Highway Capacity Manual, 6th Edition*, was used to analyze the intersections.

Level of service (LOS) is the term used to describe the different operating conditions that occur on a given roadway segment or intersection under various traffic conditions. It is a qualitative measure of the effects of a number of factors including roadway geometry, speed, travel delay, freedom to maneuver, and safety. Six levels of service can be defined for each type of facility. Each level of service (LOS) is given a letter designation from A to F, with LOS A representing the best operating conditions and LOS F representing the worst.

Table 3 that follows shows the capacity analysis results for the event driveway intersection under the 2023 build traffic conditions. During the two peak hours, all traffic movements at the event driveway intersection will operate at favorable LOS A with minimal traffic delays. The detailed output sheets are attached to this report.

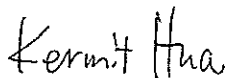
Table 3 Capacity Analyses for Build Conditions

Intersection	2023 Build Conditions			
	Weekday Afternoon Peak Hour of Adjacent Streets		Saturday Midday Peak Hour of Adjacent Streets	
	Delay (sec)	LOS	Delay (sec)	LOS
Wolf Den Road and Event Driveway (Unignalized)				
NB Wolf Den Road Left Turn	7.5	A	7.5	A
NB Wolf Den Road Through	0.0	A	0.0	A
EB Event Driveway	9.0	A	9.0	A

EB Eastbound
 WB Westbound
 NB Northbound
 SB Southbound
 LOS Level of Service

VI. Conclusions

Area traffic operation was analyzed for a proposed event venue at 459 Wolf Den Road under 2023 traffic conditions. When the improvements are built and the facility is in operation, the event driveway intersection will operate at favorable LOS A during peak hours. The traffic impact of future events at this site will be limited and will be adequately and safely accommodated by Wolf Den Road.



Kermit Hua, PE, PTOE
 Principal
 KWH Enterprise, LLC
 (203) 606-3525
 kermit.hua@kwhenterprise.com

Technical Appendices

03/06/2019

CONNECTICUT DEPARTMENT OF TRANSPORTATION
 BUREAU OF POLICY & PLANNING - ROADWAY INFORMATION SYSTEMS
 TRAFFIC DATA COLLECTION & VERIFICATION SECTION

FACTORS FOR EXPANDING 24-HOUR COUNTS TO
 ANNUAL AVERAGE DAILY TRAFFIC VOLUMES
 (BASED ON 2018 CONTINUOUS COUNT STATION DATA)

GROUP - 1 ** INTERSTATE **

STATION(S): 7, 12, 24, 30, 31, 32, 53, 54

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.08	1.03	1.21	1.41
FEBRUARY		1.04	0.96	1.13	1.45
MARCH		1.05	0.93	1.05	1.21
APRIL		0.99	0.91	1.03	1.17
MAY		0.94	0.83	0.98	1.10
JUNE		0.95	0.90	0.99	1.08
JULY		0.95	0.91	0.97	1.08
AUGUST		0.94	0.86	0.99	1.06
SEPTEMBER		0.99	0.89	0.99	1.08
OCTOBER		0.98	0.90	1.00	1.12
NOVEMBER		0.98	0.98	1.03	1.13
DECEMBER		1.00	0.96	1.04	1.22

GROUP - 2 ** RURAL **

STATION(S): 4, 10, 16, 20, 50, 51

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.12	1.08	1.17	1.48
FEBRUARY		1.12	1.05	1.16	1.55
MARCH		1.08	1.04	1.06	1.32
APRIL		1.05	0.95	0.94	1.29
MAY		0.95	0.89	0.95	1.04
JUNE		0.91	0.80	0.87	0.95
JULY		0.93	0.84	0.87	0.98
AUGUST		0.89	0.83	0.90	0.93
SEPTEMBER		0.97	0.88	0.91	1.02
OCTOBER		0.98	0.88	0.97	1.08
NOVEMBER		1.00	1.02	1.09	1.21
DECEMBER		1.08	1.09	1.11	1.29

GROUP - 3 ** INTERSTATE **

STATION(S): 27 (I-84 FROM ROUTE 195 TO MASS. STATE LINE)

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.02	1.10	1.25	0.99
FEBRUARY		0.86	0.81	1.02	1.22
MARCH		1.46	0.91	0.94	0.93
APRIL		1.22	0.96	1.00	1.00
MAY		1.07	0.73	0.99	0.90
JUNE		1.04	0.84	0.96	0.71
JULY		0.98	0.84	0.80	0.74
AUGUST		0.81	0.75	0.89	0.79
SEPTEMBER		1.11	1.09	1.13	0.81
OCTOBER		1.04	1.06	1.30	0.99
NOVEMBER		1.26	1.24	1.15	0.64
DECEMBER		1.14	0.33	0.43	0.79

CONNECTICUT DEPARTMENT OF TRANSPORTATION
 BUREAU OF POLICY & PLANNING - ROADWAY INFORMATION SYSTEMS
 TRAFFIC MONITORING & DATA ANALYSIS SECTION

FACTORS FOR EXPANDING 24-HOUR COUNTS TO
 ANNUAL AVERAGE DAILY TRAFFIC VOLUMES
 (BASED ON 2018 CONTINUOUS COUNT STATION DATA)

GROUP - 4 ** URBAN **

STATION(S): 8, 9, 11, 15, 17, 22, 23, 28, 47, 48, 52

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.03	1.00	1.18	1.46
FEBRUARY		1.03	0.95	1.14	1.49
MARCH		0.97	0.94	1.07	1.30
APRIL		0.98	0.90	1.03	1.26
MAY		0.92	0.83	1.01	1.21
JUNE		0.91	0.85	1.01	1.15
JULY		0.95	0.89	1.06	1.22
AUGUST		0.95	0.89	1.09	1.23
SEPTEMBER		0.96	0.88	1.03	1.20
OCTOBER		0.95	0.86	1.05	1.16
NOVEMBER		0.97	0.97	1.08	1.27
DECEMBER		0.99	0.96	1.06	1.24

GROUP - 5 ** NORTHWEST RECREATIONAL **

STATION(S): 1 (Station 18 not available on 2018)

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.29	1.18	1.05	1.21
FEBRUARY		1.24	1.10	1.02	1.34
MARCH		1.28	1.06	1.14	1.24
APRIL		1.04	0.88	0.96	0.85
MAY		1.00	0.83	0.78	0.80
JUNE		0.96	0.80	0.79	0.77
JULY		0.91	0.80	0.71	0.61
AUGUST		0.94	0.75	0.76	0.71
SEPTEMBER		0.99	0.85	0.69	0.73
OCTOBER		0.95	0.71	0.69	0.68
NOVEMBER		1.15	1.05	1.08	1.06
DECEMBER		1.13	1.11	1.09	1.25

GROUP - 6 ** SOUTHEAST RECREATIONAL **

STATION(S): 5, 33, 44, 46

	AVG.	WEEKDAY	FRIDAY	SATURDAY	SUNDAY
JANUARY		1.24	1.08	1.05	1.22
FEBRUARY		1.17	1.00	0.98	1.21
MARCH		1.19	0.98	0.93	1.06
APRIL		1.13	0.91	0.86	1.00
MAY		1.04	0.85	0.84	0.92
JUNE		1.00	0.80	0.81	0.88
JULY		0.91	0.77	0.75	0.79
AUGUST		0.92	0.75	0.77	0.80
SEPTEMBER		1.07	0.89	0.84	0.92
OCTOBER		1.10	0.89	0.93	0.98
NOVEMBER		1.17	0.97	0.93	1.04
DECEMBER		1.16	1.00	0.97	1.15

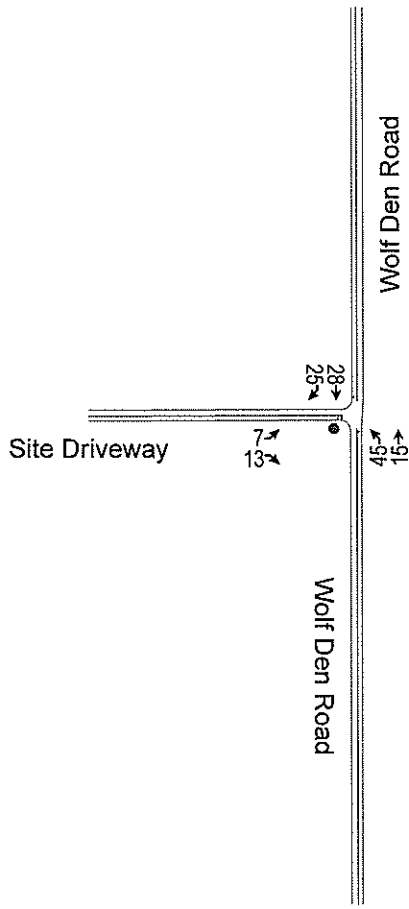


Figure 1 Weekday Afternoon Peak-Hour Traffic Volumes
2023 Build Traffic Conditions

HCM 6th TWSC
 3: Wolf Den Road & Site Driveway

11/29/2022

Intersection						
Int Delay, s/veh	3.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↑	
Traffic Vol, veh/h	7	13	45	15	28	25
Future Vol, veh/h	7	13	45	15	28	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10
Mvmt Flow	8	14	49	16	30	27

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	158	44	57	0	-	0
Stage 1	44	-	-	-	-	-
Stage 2	114	-	-	-	-	-
Critical Hdwy	6.5	6.3	4.2	-	-	-
Critical Hdwy Stg 1	5.5	-	-	-	-	-
Critical Hdwy Stg 2	5.5	-	-	-	-	-
Follow-up Hdwy	3.59	3.39	2.29	-	-	-
Pot Cap-1 Maneuver	815	1004	1498	-	-	-
Stage 1	958	-	-	-	-	-
Stage 2	891	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	788	1004	1498	-	-	-
Mov Cap-2 Maneuver	788	-	-	-	-	-
Stage 1	926	-	-	-	-	-
Stage 2	891	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	5.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1498	-	916	-	-
HCM Lane V/C Ratio	0.033	-	0.024	-	-
HCM Control Delay (s)	7.5	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

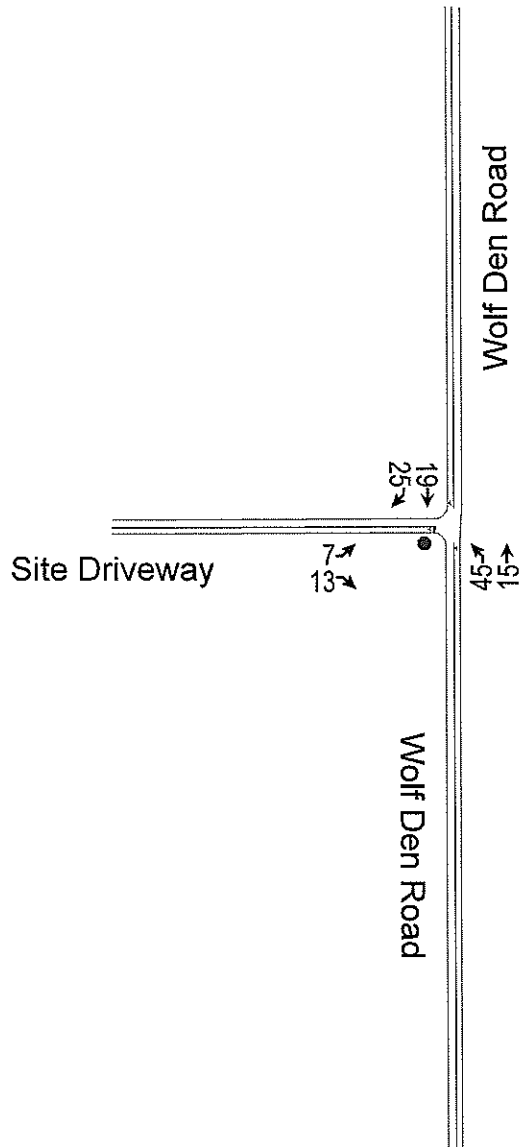


Figure 2 Saturday Midday Peak-Hour Traffic Volumes
2023 Build Traffic Conditions

HCM 6th TWSC
3: Wolf Den Road & Site Driveway

11/29/2022

Intersection						
Int Delay, s/veh	4.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔		↔		↔	
Traffic Vol, veh/h	7	13	45	15	19	25
Future Vol, veh/h	7	13	45	15	19	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10
Mvmt Flow	8	14	49	16	21	27

Major/Minor	Minor2	Major1	Major2		
Conflicting Flow All	149	35	48	0	0
Stage 1	35	-	-	-	-
Stage 2	114	-	-	-	-
Critical Hdwy	6.5	6.3	4.2	-	-
Critical Hdwy Stg 1	5.5	-	-	-	-
Critical Hdwy Stg 2	5.5	-	-	-	-
Follow-up Hdwy	3.59	3.39	2.29	-	-
Pot Cap-1 Maneuver	825	1015	1509	-	-
Stage 1	967	-	-	-	-
Stage 2	891	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	798	1015	1509	-	-
Mov Cap-2 Maneuver	798	-	-	-	-
Stage 1	935	-	-	-	-
Stage 2	891	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	5.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1509	-	927	-	-
HCM Lane V/C Ratio	0.032	-	0.023	-	-
HCM Control Delay (s)	7.5	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Datum Engineering & Surveying LLC.

Richard Zulick

Certified Forester / Soil Scientist

400 Nott Highway

Ashford, CT

06278

(860) 429-1918

November 10, 2022

Town of Brooklyn
Inland Wetlands and Watercourses Commission
Brooklyn, CT.

Wetland report for property located at :

459 Wolf Den Road, Brooklyn,CT

I have field checked the above referenced property for wetland soils. This parcel is located west of Wolf Den Road in the Town of Brooklyn, CT. No wetland soils or watercourses have been identified on this parcel in the area of proposed activity (between the large barn and Wolf Den Road).

A small pocket of wetlands was identified in the southeast corner of the property. This pocket exists near the stone wall at the southwestern perimeter of the existing field.

This field delineation has been done in accordance with the standards of the National Cooperative Soil Survey and the definition of wetlands as found in the Connecticut General Statutes, Chapter 440, Section 22A-38.

Soil observations pits have been conducted by me, the wetter upland soils on this property appear to primarily consist of the Woodbridge fine sandy loam soil series.

WOODBRIIDGE SERIES

The Woodbridge series consists of moderately well drained loamy soils formed in lodgment till. They are deep to bedrock and moderately deep to a densic contact. They are nearly level to moderately steep soils on hills, drumlins, till plains, and ground moraines.

TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Aquic Dystrudepts

RIDGEBURY SERIES

The wetland soils identified within the southeast corner of the property consist of Ridgebury soil series.

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in lodgment till derived mainly from granite, gneiss and/or schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in depressions in uplands. They also occur in drainageways in uplands, in toeslope positions of hills, drumlins, and ground moraines, and in till plains.

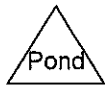
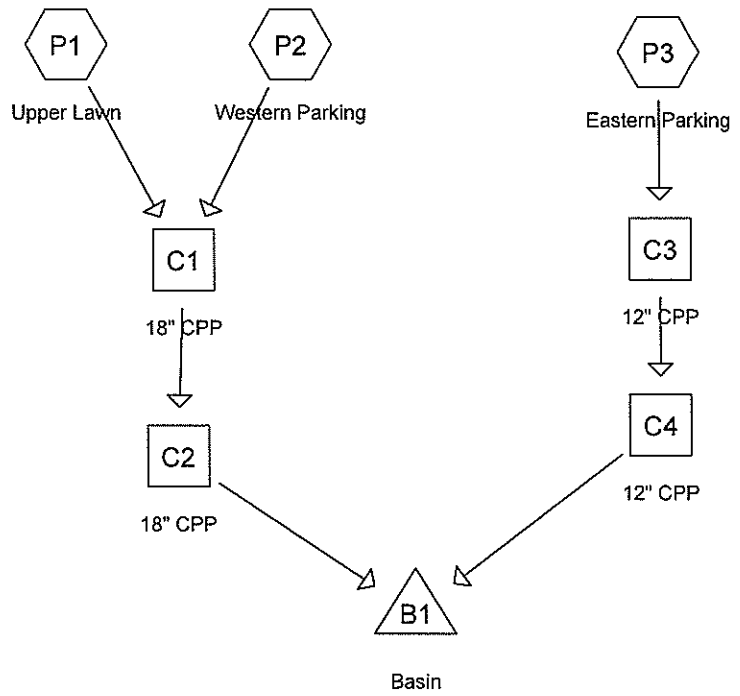
TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Aeric Endoaquepts

Please feel free to call me at the above phone number if you have any questions.

Sincerely,



Richard Zulick
Certified Forester and Soil Scientist
Member SSSSNE



Routing Diagram for 22172 Wineland - Drainage Modle 2022-11-28
Prepared by J&D Civil Engineers LLC, Printed 12/1/2022
HydroCAD® 10.10-6a s/n 02673 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment E1: Existing Site

Runoff = 4.05 cfs @ 12.61 hrs, Volume= 0.612 af, Depth= 2.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.19"

Area (sf)	CN	Description
127,071	74	Pasture/grassland/range, Good, HSG C
127,071		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.7	300	0.0290	0.17		Sheet Flow, lawn Grass: Dense n= 0.240 P2= 3.40"
10.2	730	0.0290	1.19		Shallow Concentrated Flow, Pasture - Flatter Short Grass Pasture Kv= 7.0 fps
4.6	570	0.0880	2.08		Shallow Concentrated Flow, Pasture - Steeper Short Grass Pasture Kv= 7.0 fps
43.5	1,600	Total			

Summary for Subcatchment P1: Upper Lawn

Runoff = 3.50 cfs @ 12.64 hrs, Volume= 0.544 af, Depth= 2.52"
 Routed to Reach C1 : 18" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.19"

Area (sf)	CN	Description
112,971	74	Pasture/grassland/range, Good, HSG C
112,971		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.7	300	0.0290	0.17		Sheet Flow, lawn Grass: Dense n= 0.240 P2= 3.40"
10.2	730	0.0290	1.19		Shallow Concentrated Flow, Pasture - Flatter Short Grass Pasture Kv= 7.0 fps
4.0	500	0.0880	2.08		Shallow Concentrated Flow, Pasture - Steeper Short Grass Pasture Kv= 7.0 fps
2.8	250	0.0100	1.50		Shallow Concentrated Flow, swale Grassed Waterway Kv= 15.0 fps
45.7	1,780	Total			

Summary for Subcatchment P2: Western Parking

Runoff = 0.67 cfs @ 12.07 hrs, Volume= 0.051 af, Depth= 4.72"
 Routed to Reach C1 : 18" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.19"

Area (sf)	CN	Description
5,600	96	Gravel surface, HSG C
5,600		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment P3: Eastern Parking

Runoff = 1.01 cfs @ 12.07 hrs, Volume= 0.077 af, Depth= 4.72"
 Routed to Reach C3 : 12" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 10-year Rainfall=5.19"

Area (sf)	CN	Description
8,500	96	Gravel surface, HSG C
8,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Parking

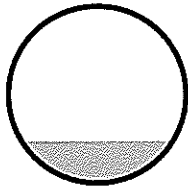
Summary for Reach C1: 18" CPP

Inflow Area = 2.722 ac, 0.00% Impervious, Inflow Depth = 2.62" for CT 10-year event
 Inflow = 3.58 cfs @ 12.64 hrs, Volume= 0.594 af
 Outflow = 3.58 cfs @ 12.64 hrs, Volume= 0.594 af, Atten= 0%, Lag= 0.1 min
 Routed to Reach C2 : 18" CPP

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Max. Velocity= 11.15 fps, Min. Travel Time= 0.1 min
 Avg. Velocity = 3.98 fps, Avg. Travel Time= 0.3 min

Peak Storage= 24 cf @ 12.64 hrs
 Average Depth at Peak Storage= 0.36' , Surface Width= 1.28'
 Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 28.97 cfs

18.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 75.0' Slope= 0.1800 '/'
Inlet Invert= 442.00', Outlet Invert= 428.50'



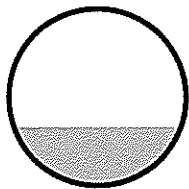
Summary for Reach C2: 18" CPP

Inflow Area = 2.722 ac, 0.00% Impervious, Inflow Depth = 2.62" for CT 10-year event
Inflow = 3.58 cfs @ 12.64 hrs, Volume= 0.594 af
Outflow = 3.58 cfs @ 12.65 hrs, Volume= 0.594 af, Atten= 0%, Lag= 0.1 min
Routed to Pond B1 : Basin

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 6.97 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.49 fps, Avg. Travel Time= 0.4 min

Peak Storage= 32 cf @ 12.65 hrs
Average Depth at Peak Storage= 0.50' , Surface Width= 1.41'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 15.02 cfs

18.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 62.0' Slope= 0.0484 '/'
Inlet Invert= 428.00', Outlet Invert= 425.00'



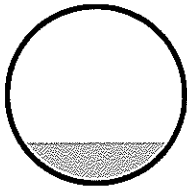
Summary for Reach C3: 12" CPP

Inflow Area = 0.195 ac, 0.00% Impervious, Inflow Depth = 4.72" for CT 10-year event
Inflow = 1.01 cfs @ 12.07 hrs, Volume= 0.077 af
Outflow = 1.01 cfs @ 12.07 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.1 min
Routed to Reach C4 : 12" CPP

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 7.27 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 2.34 fps, Avg. Travel Time= 0.5 min

Peak Storage= 9 cf @ 12.07 hrs
Average Depth at Peak Storage= 0.23' , Surface Width= 0.85'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 8.49 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 67.0' Slope= 0.1343 '/
Inlet Invert= 444.00', Outlet Invert= 435.00'



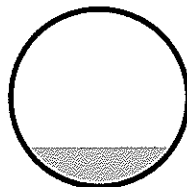
Summary for Reach C4: 12" CPP

Inflow Area = 0.195 ac, 0.00% Impervious, Inflow Depth = 4.72" for CT 10-year event
Inflow = 1.01 cfs @ 12.07 hrs, Volume= 0.077 af
Outflow = 1.01 cfs @ 12.07 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.1 min
Routed to Pond B1 : Basin

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 7.80 fps, Min. Travel Time= 0.1 min
Avg. Velocity= 2.51 fps, Avg. Travel Time= 0.4 min

Peak Storage= 8 cf @ 12.07 hrs
Average Depth at Peak Storage= 0.22' , Surface Width= 0.83'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 9.37 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 58.0' Slope= 0.1638 '/
Inlet Invert= 434.50', Outlet Invert= 425.00'



Summary for Pond B1: Basin

Inflow Area = 2.917 ac, 0.00% Impervious, Inflow Depth = 2.76" for CT 10-year event
Inflow = 3.69 cfs @ 12.64 hrs, Volume= 0.671 af
Outflow = 3.74 cfs @ 12.65 hrs, Volume= 0.653 af, Atten= 0%, Lag= 0.3 min
Primary = 3.74 cfs @ 12.65 hrs, Volume= 0.653 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

22172 Wineland - Drainage Modle 2022-11-28

Drainage Model for Spicer Plus Inc
 Type III 24-hr CT 10-year Rainfall=5.19"

Prepared by J&D Civil Engineers LLC

Printed 12/1/2022

HydroCAD® 10.10-6a s/n 02673 © 2020 HydroCAD Software Solutions LLC

Page 6

Peak Elev= 424.09' @ 12.65 hrs Surf.Area= 820 sf Storage= 798 cf

Plug-Flow detention time= 26.4 min calculated for 0.653 af (97% of inflow)
 Center-of-Mass det. time= 10.4 min (862.1 - 851.7)

Volume	Invert	Avail.Storage	Storage Description
#1	422.00'	798 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
422.00	96	99.0	0	0	96
424.00	820	140.0	798	798	912

Device	Routing	Invert	Outlet Devices
#1	Primary	424.00'	60.0' long x 6.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65 2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=3.72 cfs @ 12.65 hrs HW=424.09' (Free Discharge)
 ↗1=Broad-Crested Rectangular Weir (Weir Controls 3.72 cfs @ 0.70 fps)

Summary for Subcatchment E1: Existing Site

Runoff = 8.00 cfs @ 12.61 hrs, Volume= 1.206 af, Depth= 4.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 100-year Rainfall=8.04"

Area (sf)	CN	Description
127,071	74	Pasture/grassland/range, Good, HSG C
127,071		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.7	300	0.0290	0.17		Sheet Flow, lawn Grass: Dense n= 0.240 P2= 3.40"
10.2	730	0.0290	1.19		Shallow Concentrated Flow, Pasture - Flatter Short Grass Pasture Kv= 7.0 fps
4.6	570	0.0880	2.08		Shallow Concentrated Flow, Pasture - Steeper Short Grass Pasture Kv= 7.0 fps
43.5	1,600	Total			

Summary for Subcatchment P1: Upper Lawn

Runoff = 6.93 cfs @ 12.64 hrs, Volume= 1.072 af, Depth= 4.96"
 Routed to Reach C1 : 18" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Type III 24-hr CT 100-year Rainfall=8.04"

Area (sf)	CN	Description
112,971	74	Pasture/grassland/range, Good, HSG C
112,971		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.7	300	0.0290	0.17		Sheet Flow, lawn Grass: Dense n= 0.240 P2= 3.40"
10.2	730	0.0290	1.19		Shallow Concentrated Flow, Pasture - Flatter Short Grass Pasture Kv= 7.0 fps
4.0	500	0.0880	2.08		Shallow Concentrated Flow, Pasture - Steeper Short Grass Pasture Kv= 7.0 fps
2.8	250	0.0100	1.50		Shallow Concentrated Flow, swale Grassed Waterway Kv= 15.0 fps
45.7	1,780	Total			

Summary for Subcatchment P2: Western Parking

Runoff = 1.04 cfs @ 12.07 hrs, Volume= 0.081 af, Depth= 7.56"
Routed to Reach C1 : 18" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 100-year Rainfall=8.04"

Area (sf)	CN	Description
5,600	96	Gravel surface, HSG C
5,600		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment P3: Eastern Parking

Runoff = 1.58 cfs @ 12.07 hrs, Volume= 0.123 af, Depth= 7.56"
Routed to Reach C3 : 12" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 100-year Rainfall=8.04"

Area (sf)	CN	Description
8,500	96	Gravel surface, HSG C
8,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Parking

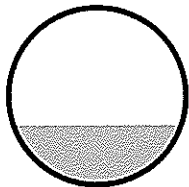
Summary for Reach C1: 18" CPP

Inflow Area = 2.722 ac, 0.00% Impervious, Inflow Depth = 5.08" for CT 100-year event
Inflow = 7.05 cfs @ 12.64 hrs, Volume= 1.153 af
Outflow = 7.05 cfs @ 12.64 hrs, Volume= 1.153 af, Atten= 0%, Lag= 0.0 min
Routed to Reach C2 : 18" CPP

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 13.53 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 4.79 fps, Avg. Travel Time= 0.3 min

Peak Storage= 39 cf @ 12.64 hrs
Average Depth at Peak Storage= 0.50' , Surface Width= 1.42'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 28.97 cfs

18.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 75.0' Slope= 0.1800 1/
Inlet Invert= 442.00', Outlet Invert= 428.50'



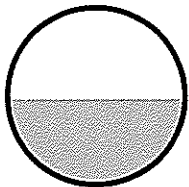
Summary for Reach C2: 18" CPP

Inflow Area = 2.722 ac, 0.00% Impervious, Inflow Depth = 5.08" for CT 100-year event
Inflow = 7.05 cfs @ 12.64 hrs, Volume= 1.153 af
Outflow = 7.05 cfs @ 12.64 hrs, Volume= 1.153 af, Atten= 0%, Lag= 0.1 min
Routed to Pond B1 : Basin

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 8.36 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.99 fps, Avg. Travel Time= 0.3 min

Peak Storage= 52 cf @ 12.64 hrs
Average Depth at Peak Storage= 0.72' , Surface Width= 1.50'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 15.02 cfs

18.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 62.0' Slope= 0.0484 1/
Inlet Invert= 428.00', Outlet Invert= 425.00'



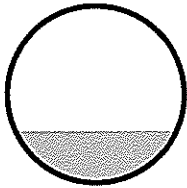
Summary for Reach C3: 12" CPP

Inflow Area = 0.195 ac, 0.00% Impervious, Inflow Depth = 7.56" for CT 100-year event
Inflow = 1.58 cfs @ 12.07 hrs, Volume= 0.123 af
Outflow = 1.58 cfs @ 12.07 hrs, Volume= 0.123 af, Atten= 0%, Lag= 0.1 min
Routed to Reach C4 : 12" CPP

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 8.27 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.69 fps, Avg. Travel Time= 0.4 min

Peak Storage= 13 cf @ 12.07 hrs
 Average Depth at Peak Storage= 0.29' , Surface Width= 0.91'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 8.49 cfs

12.0" Round Pipe
 n= 0.020 Corrugated PE, corrugated interior
 Length= 67.0' Slope= 0.1343 '/'
 Inlet Invert= 444.00', Outlet Invert= 435.00'



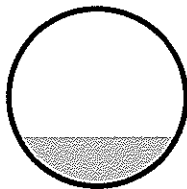
Summary for Reach C4: 12" CPP

Inflow Area = 0.195 ac, 0.00% Impervious, Inflow Depth = 7.56" for CT 100-year event
 Inflow = 1.58 cfs @ 12.07 hrs, Volume= 0.123 af
 Outflow = 1.58 cfs @ 12.07 hrs, Volume= 0.123 af, Atten= 0%, Lag= 0.1 min
 Routed to Pond B1 : Basin

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Max. Velocity= 8.88 fps, Min. Travel Time= 0.1 min
 Avg. Velocity = 2.88 fps, Avg. Travel Time= 0.3 min

Peak Storage= 10 cf @ 12.07 hrs
 Average Depth at Peak Storage= 0.28' , Surface Width= 0.90'
 Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 9.37 cfs

12.0" Round Pipe
 n= 0.020 Corrugated PE, corrugated interior
 Length= 58.0' Slope= 0.1638 '/'
 Inlet Invert= 434.50', Outlet Invert= 425.00'



Summary for Pond B1: Basin

Inflow Area = 2.917 ac, 0.00% Impervious, Inflow Depth = 5.25" for CT 100-year event
 Inflow = 7.23 cfs @ 12.64 hrs, Volume= 1.276 af
 Outflow = 7.33 cfs @ 12.64 hrs, Volume= 1.258 af, Atten= 0%, Lag= 0.2 min
 Primary = 7.33 cfs @ 12.64 hrs, Volume= 1.258 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

22172 Wineland - Drainage Modle 2022-11-28

Drainage Model for Spicer Plus Inc
 Type III 24-hr CT 100-year Rainfall=8.04"

Prepared by J&D Civil Engineers LLC

Printed 12/1/2022

HydroCAD® 10.10-6a s/n 02673 © 2020 HydroCAD Software Solutions LLC

Page 11

Peak Elev= 424.14' @ 12.64 hrs Surf.Area= 820 sf Storage= 798 cf

Plug-Flow detention time= 15.6 min calculated for 1.258 af (99% of inflow)
 Center-of-Mass det. time= 6.7 min (843.8 - 837.0)

Volume	Invert	Avail.Storage	Storage Description			
#1	422.00'	798 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
422.00	96	99.0	0	0	96	
424.00	820	140.0	798	798	912	

Device	Routing	Invert	Outlet Devices											
#1	Primary	424.00'	60.0' long x 6.0' breadth Broad-Crested Rectangular Weir											
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00											
			2.50 3.00 3.50 4.00 4.50 5.00 5.50											
			Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65											
			2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83											

Primary OutFlow Max=7.33 cfs @ 12.64 hrs HW=424.14' (Free Discharge)

↳1=Broad-Crested Rectangular Weir (Weir Controls 7.33 cfs @ 0.88 fps)

Summary for Subcatchment E1: Existing Site

Runoff = 5.57 cfs @ 12.61 hrs, Volume= 0.838 af, Depth= 3.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 25-year Rainfall=6.31"

Area (sf)	CN	Description
127,071	74	Pasture/grassland/range, Good, HSG C
127,071		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.7	300	0.0290	0.17		Sheet Flow, lawn Grass: Dense n= 0.240 P2= 3.40"
10.2	730	0.0290	1.19		Shallow Concentrated Flow, Pasture - Flatter Short Grass Pasture Kv= 7.0 fps
4.6	570	0.0880	2.08		Shallow Concentrated Flow, Pasture - Steeper Short Grass Pasture Kv= 7.0 fps
43.5	1,600	Total			

Summary for Subcatchment P1: Upper Lawn

Runoff = 4.82 cfs @ 12.64 hrs, Volume= 0.745 af, Depth= 3.45"
Routed to Reach C1 : 18" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 25-year Rainfall=6.31"

Area (sf)	CN	Description
112,971	74	Pasture/grassland/range, Good, HSG C
112,971		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
28.7	300	0.0290	0.17		Sheet Flow, lawn Grass: Dense n= 0.240 P2= 3.40"
10.2	730	0.0290	1.19		Shallow Concentrated Flow, Pasture - Flatter Short Grass Pasture Kv= 7.0 fps
4.0	500	0.0880	2.08		Shallow Concentrated Flow, Pasture - Steeper Short Grass Pasture Kv= 7.0 fps
2.8	250	0.0100	1.50		Shallow Concentrated Flow, swale Grassed Waterway Kv= 15.0 fps
45.7	1,780	Total			

Summary for Subcatchment P2: Western Parking

Runoff = 0.82 cfs @ 12.07 hrs, Volume= 0.063 af, Depth= 5.84"
Routed to Reach C1 : 18" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 25-year Rainfall=6.31"

Area (sf)	CN	Description
5,600	96	Gravel surface, HSG C
5,600		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Summary for Subcatchment P3: Eastern Parking

Runoff = 1.24 cfs @ 12.07 hrs, Volume= 0.095 af, Depth= 5.84"
Routed to Reach C3 : 12" CPP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Type III 24-hr CT 25-year Rainfall=6.31"

Area (sf)	CN	Description
8,500	96	Gravel surface, HSG C
8,500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Parking

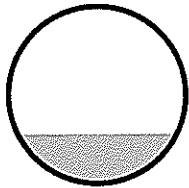
Summary for Reach C1: 18" CPP

Inflow Area = 2.722 ac, 0.00% Impervious, Inflow Depth = 3.56" for CT 25-year event
Inflow = 4.92 cfs @ 12.64 hrs, Volume= 0.808 af
Outflow = 4.92 cfs @ 12.64 hrs, Volume= 0.808 af, Atten= 0%, Lag= 0.1 min
Routed to Reach C2 : 18" CPP

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 12.21 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 4.32 fps, Avg. Travel Time= 0.3 min

Peak Storage= 30 cf @ 12.64 hrs
Average Depth at Peak Storage= 0.42', Surface Width= 1.35'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 28.97 cfs

18.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 75.0' Slope= 0.1800 '/'
Inlet Invert= 442.00', Outlet Invert= 428.50'



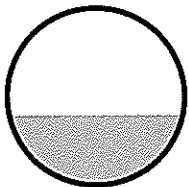
Summary for Reach C2: 18" CPP

Inflow Area = 2.722 ac, 0.00% Impervious, Inflow Depth = 3.56" for CT 25-year event
Inflow = 4.92 cfs @ 12.64 hrs, Volume= 0.808 af
Outflow = 4.91 cfs @ 12.64 hrs, Volume= 0.808 af, Atten= 0%, Lag= 0.1 min
Routed to Pond B1 : Basin

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 7.61 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.70 fps, Avg. Travel Time= 0.4 min

Peak Storage= 40 cf @ 12.64 hrs
Average Depth at Peak Storage= 0.59' , Surface Width= 1.47'
Bank-Full Depth= 1.50' Flow Area= 1.8 sf, Capacity= 15.02 cfs

18.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 62.0' Slope= 0.0484 '/'
Inlet Invert= 428.00', Outlet Invert= 425.00'



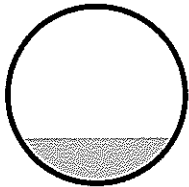
Summary for Reach C3: 12" CPP

Inflow Area = 0.195 ac, 0.00% Impervious, Inflow Depth = 5.84" for CT 25-year event
Inflow = 1.24 cfs @ 12.07 hrs, Volume= 0.095 af
Outflow = 1.24 cfs @ 12.07 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.1 min
Routed to Reach C4 : 12" CPP

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 7.71 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.49 fps, Avg. Travel Time= 0.4 min

Peak Storage= 11 cf @ 12.07 hrs
Average Depth at Peak Storage= 0.26' , Surface Width= 0.87'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 8.49 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 67.0' Slope= 0.1343 '/'
Inlet Invert= 444.00', Outlet Invert= 435.00'



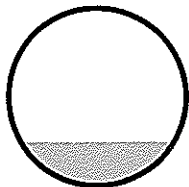
Summary for Reach C4: 12" CPP

Inflow Area = 0.195 ac, 0.00% Impervious, Inflow Depth = 5.84" for CT 25-year event
Inflow = 1.24 cfs @ 12.07 hrs, Volume= 0.095 af
Outflow = 1.24 cfs @ 12.07 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.1 min
Routed to Pond B1 : Basin

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
Max. Velocity= 8.27 fps, Min. Travel Time= 0.1 min
Avg. Velocity = 2.67 fps, Avg. Travel Time= 0.4 min

Peak Storage= 9 cf @ 12.07 hrs
Average Depth at Peak Storage= 0.25' , Surface Width= 0.86'
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 9.37 cfs

12.0" Round Pipe
n= 0.020 Corrugated PE, corrugated interior
Length= 58.0' Slope= 0.1638 '/'
Inlet Invert= 434.50', Outlet Invert= 425.00'



Summary for Pond B1: Basin

Inflow Area = 2.917 ac, 0.00% Impervious, Inflow Depth = 3.71" for CT 25-year event
Inflow = 5.06 cfs @ 12.64 hrs, Volume= 0.902 af
Outflow = 5.08 cfs @ 12.65 hrs, Volume= 0.884 af, Atten= 0%, Lag= 0.6 min
Primary = 5.08 cfs @ 12.65 hrs, Volume= 0.884 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

22172 Wineland - Drainage Modle 2022-11-28

Drainage Model for Spicer Plus Inc
 Type III 24-hr CT 25-year Rainfall=6.31"

Prepared by J&D Civil Engineers LLC

Printed 12/1/2022

HydroCAD® 10.10-6a s/n 02673 © 2020 HydroCAD Software Solutions LLC

Page 16

Peak Elev= 424.11' @ 12.65 hrs Surf.Area= 820 sf Storage= 798 cf

Plug-Flow detention time= 20.7 min calculated for 0.884 af (98% of inflow)

Center-of-Mass det. time= 8.5 min (853.6 - 845.1)

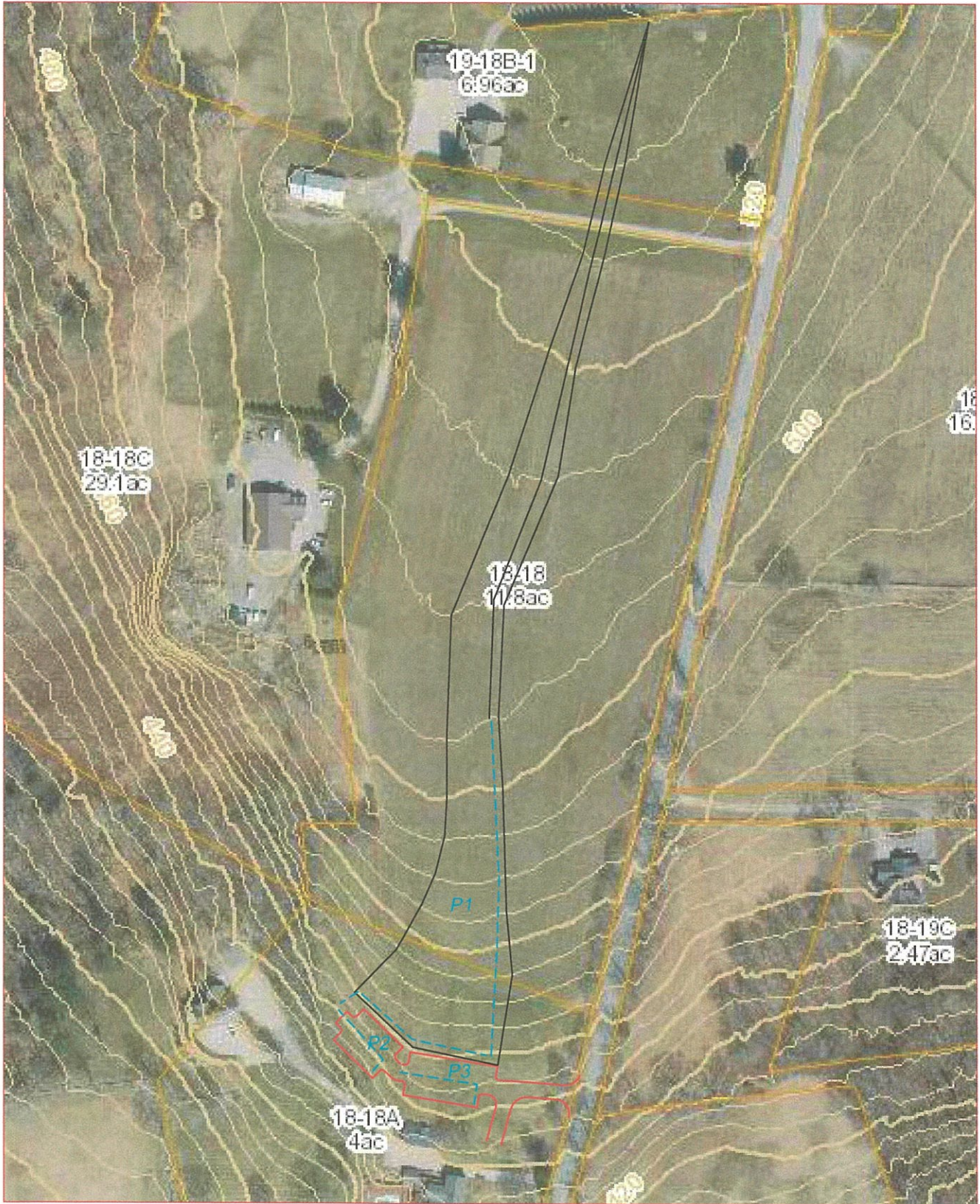
Volume	Invert	Avail.Storage	Storage Description
#1	422.00'	798 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
422.00	96	99.0	0	0	96
424.00	820	140.0	798	798	912

Device	Routing	Invert	Outlet Devices
#1	Primary	424.00'	60.0' long x 6.0' breadth Broad-Crested Rectangular Weir
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
			2.50 3.00 3.50 4.00 4.50 5.00 5.50
			Coef. (English) 2.37 2.51 2.70 2.68 2.68 2.67 2.65 2.65 2.65
			2.65 2.66 2.66 2.67 2.69 2.72 2.76 2.83

Primary OutFlow Max=5.07 cfs @ 12.65 hrs HW=424.11' (Free Discharge)

↳ **1=Broad-Crested Rectangular Weir** (Weir Controls 5.07 cfs @ 0.78 fps)



DRAINAGE AREA MAP
SCALE 1" = 200'

SPECIAL PERMIT APPLICATION FOR WEDDING/EVENT VENUE FOR WILLOW HILL LLC

**459 WOLF DEN ROAD
BROOKLYN, CONNECTICUT**

DATED: NOVEMBER 30, 2022

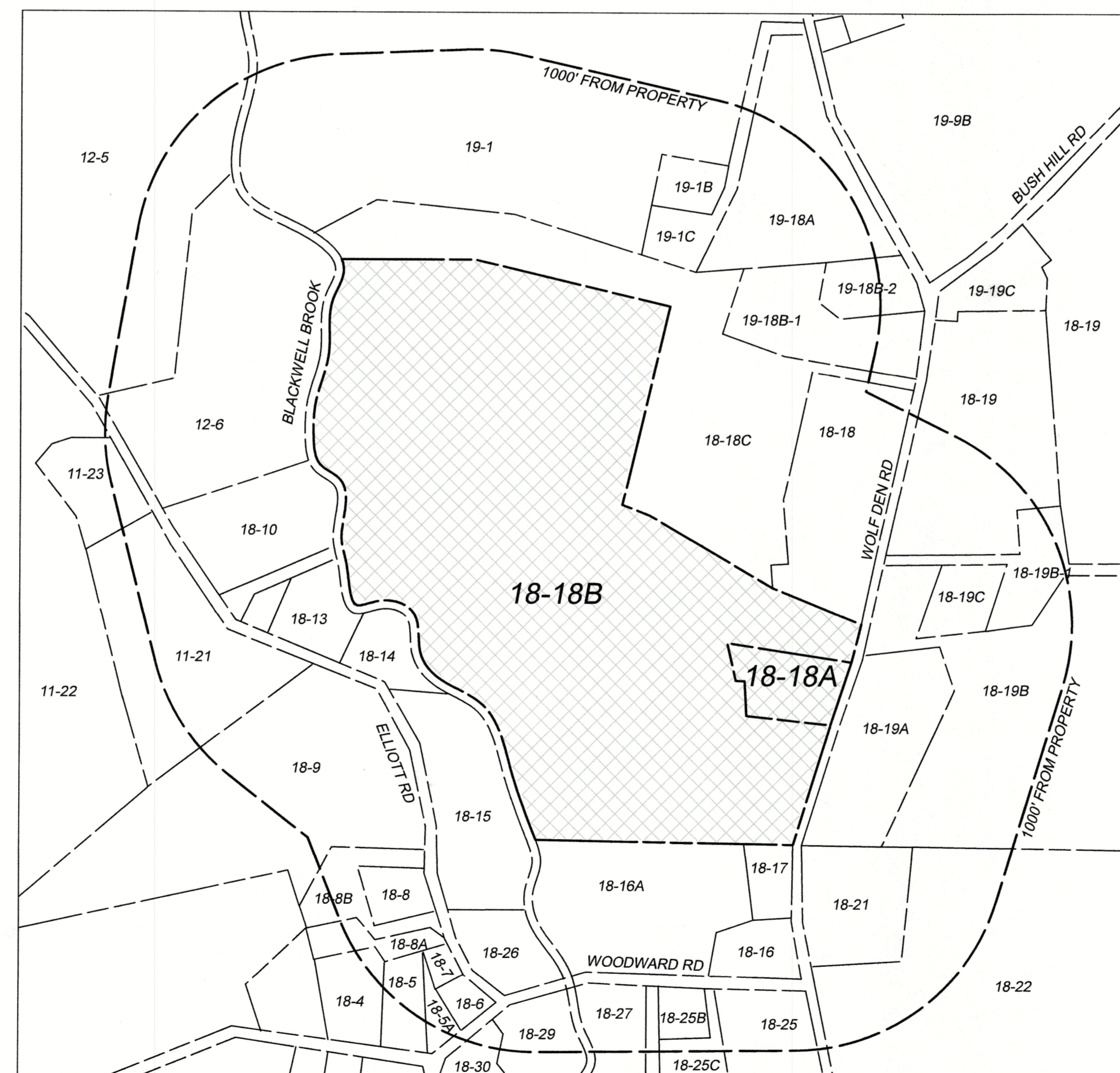
REVISED: N/A

PREPARED FOR:

WILLOW HILL LLC, CARE OF
NICOLE WINELAND-THOMSON FISHER
AND GREGORY FISHER
53 BARNARD AVENUE
WATERTOWN, MA 02472

INDEX OF DRAWINGS

- 1 COVER
- 2 BOUNDARY SURVEY
- 3 EXISTING CONDITIONS PLAN
- 4 PARKING LOT PLAN
- 5 EVENT AREA PLAN
- 6 NOTES AND DETAILS



LOCATION MAP
1" = 500'

ZONE: RESIDENTIAL AGRICULTURAL (RA)
USE: SPECIAL EVENTS

ITEM	REQUIRED	EXISTING	PROPOSED
FRONTAGE	150'	>336'	> 336'
FRONT SETBACK	50'	115'	115'
SIDE SETBACK	40'	5'	5'
REAR SETBACK	50'	293'	293'
LOT SIZE	2 ACRES	4+ ACRES	4+ ACRES
EVENT SETBACK*	200'	77.6'	77.6'
PARKING SPACES	57	15	59

*SEE VARIANCE NOTES ON SHEET 6

SPECIAL PERMIT APPROVAL BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

TOWN OF BROOKLYN
RECEIVED FOR RECORDING

CHAIRMAN _____ DATE _____

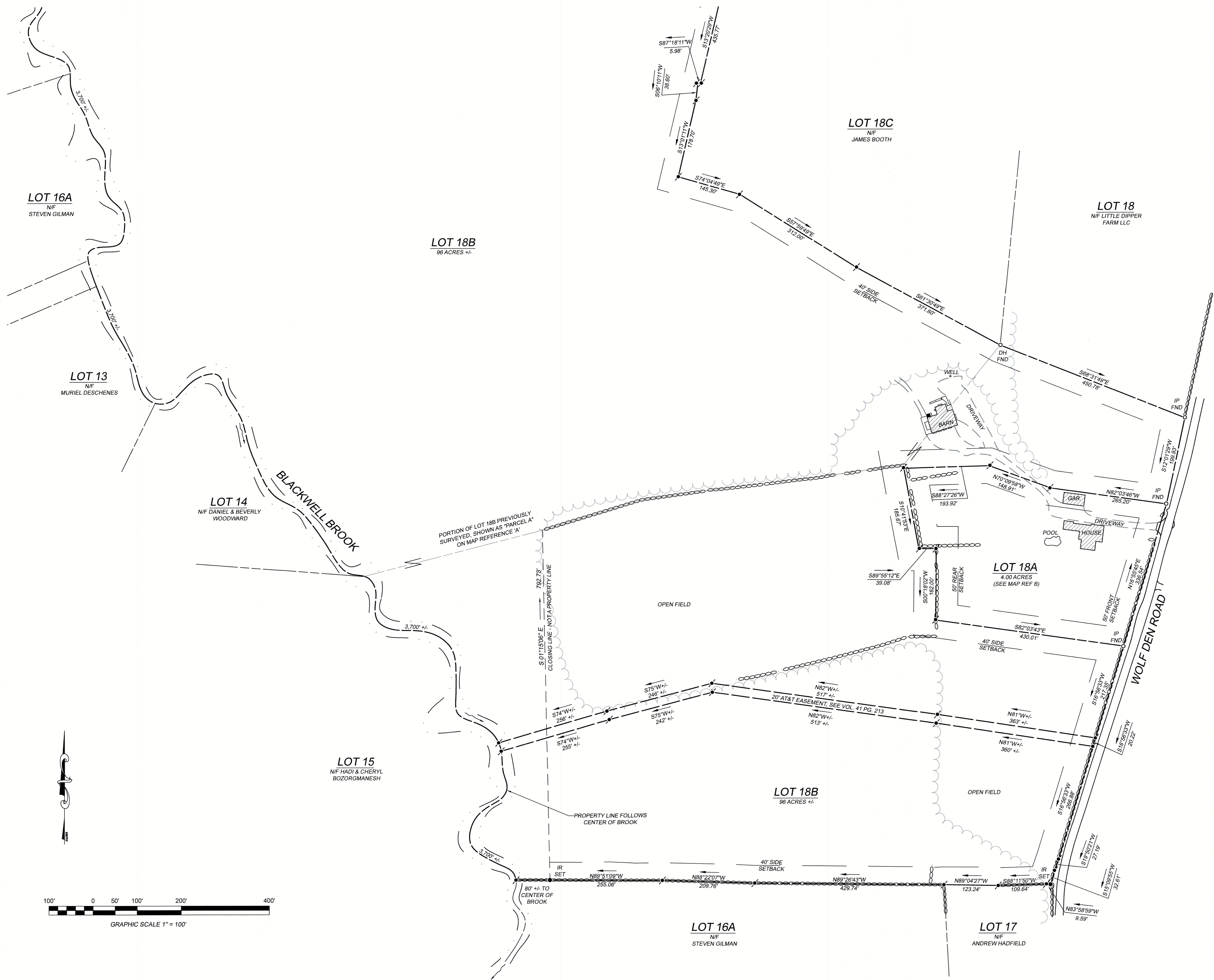
TOWN CLERK _____ DATE _____ TIME _____ MAP # _____

J & D CIVIL ENGINEERS, LLC

**401 RAVENELLE ROAD
THOMPSON, CT 06255**

JDCIVILENGINEERS.COM
860-923-2920





SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: PROPERTY SURVEY

BOUNDARY DETERMINATION CATEGORY: FIRST SURVEY / DEPENDENT RESURVEY

HORIZONTAL ACCURACY: CLASS A2

PURPOSE: TO DEPICT BOUNDARY LINES

2. REFERENCE PLANS:

(A) COMPILATION PLAN / PROPERTY SURVEY PREPARED FOR HILLDALE FAMILY LIMITED PARTNERSHIP, WOLF DEN ROAD BROOKLYN CONNECTICUT. SCALE: 1" = 160' DATE 3/7/2007 SHEET 1 OF 1 BY KWP ASSOCIATES

(B) PLAN OF LAND TO BE CONVEYED TO JUDITH C. TOLDORF OF WOLF DEN ROAD BROOKLYN, CONNECTICUT. SCALE: 1" = 40' DATE SEPT/1970 KIELTYKA & WOODS LAND SURVEYORS

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

John A. Bartolomei 11/30/2022 17244
 JOHN A. BARTOLOMEI DATE LICENSE #

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
 © 2022 J&D CIVIL ENGINEERS, LLC

ZONING INFORMATION:
 ZONE: RESIDENTIAL AGRICULTURAL
 MINIMUM LOT AREA: 87,120 SF (2 ACRES)
 MINIMUM FRONTAGE: 150'
 MINIMUM FRONT YARD: 50'
 MINIMUM SIDE YARD: 40'
 MINIMUM REAR YARD: 50'

PROPERTY OWNER:
 NICOLE WINELAND-THOMSON FISHER
 AND WARWICK THOMSON

REFERENCE DEED:
 BROOKLYN LAND RECORDS
 VOL. 699 PG. 168

ASSESSORS REFERENCE:
 MAP 19 - BLOCK 18 - LOTS 18B AND 18A

LEGEND

●	IRON ROD SET
○	ANGLE POINT
○	EXISTING IRON ROD OR DRILL HOLE
---	EXISTING PROPERTY LINE
---	ABUTTING PROPERTY LINE
---	BUILDING SETBACK
---	EDGE OF EASEMENT
○-○-○-○	STONE WALL
~~~~~	TREELINE
~~~~~	EDGE OF WATER

PROPERTY SURVEY
 PREPARED FOR
WILLOW HILL LLC
 459 WOLF DEN ROAD, BROOKLYN, CT

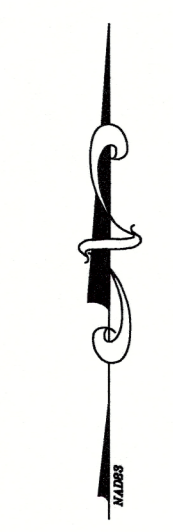
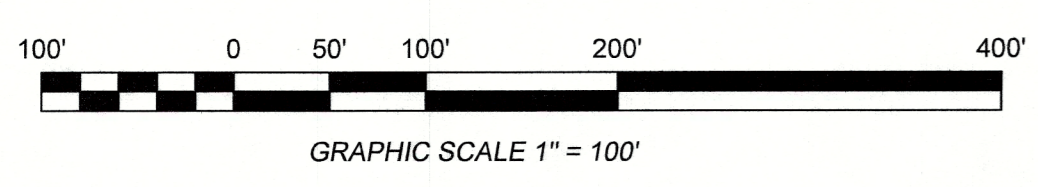
J&D CIVIL ENGINEERS, LLC
 401 RAVENELLE ROAD
 N. GROSVENORDALE, CT 06255
 860-923-2920

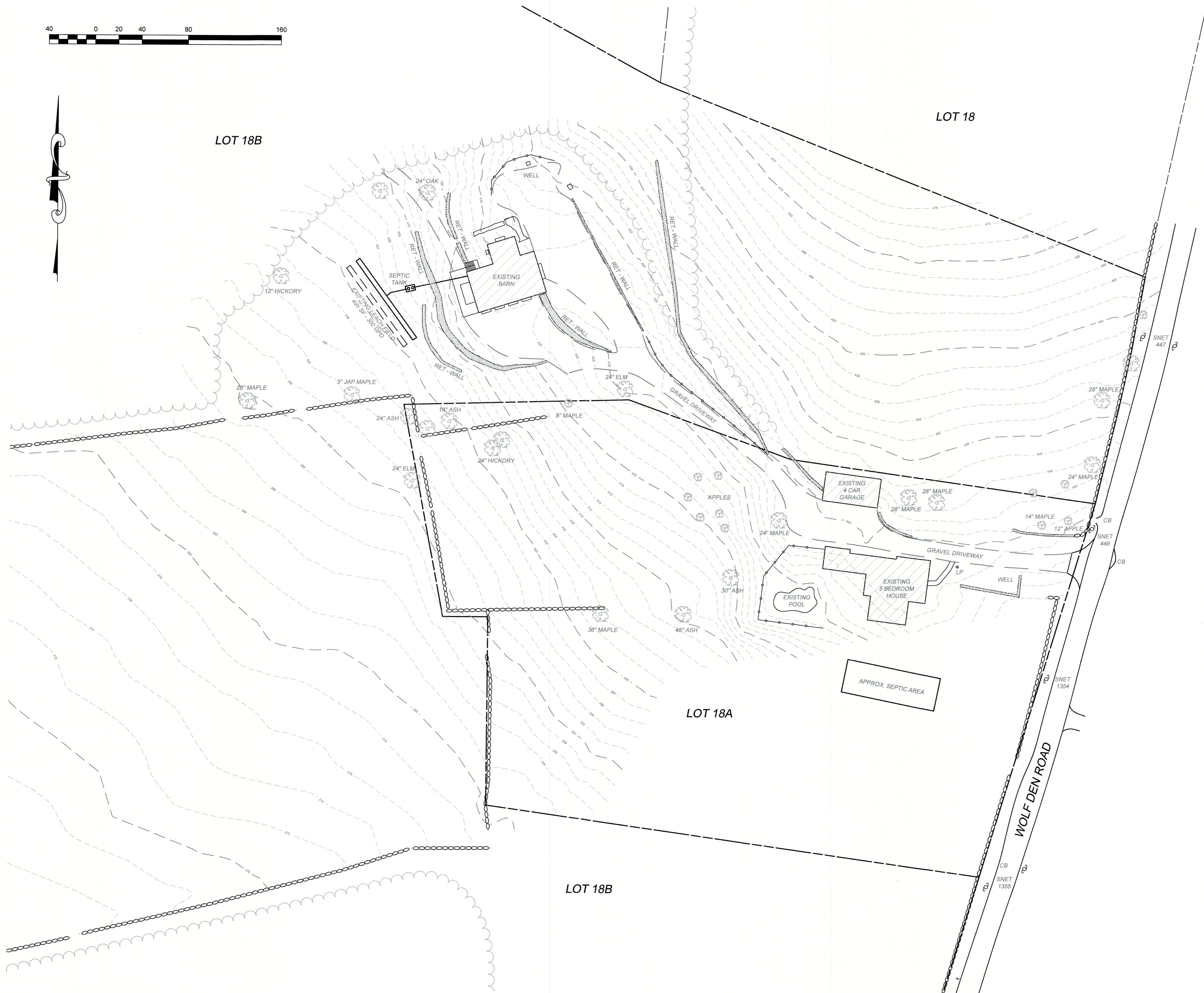
DESIGNED: APS
 CHECKED: JAB

REVISIONS:

JOB NO: 22172
 SCALE: 1" = 100'

DATE: NOVEMBER 30, 2022
 SHEET: 2 OF 6





SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

SURVEY TYPE: GENERAL LOCATION
 PURPOSE: TO DEPICT EXISTING CONDITIONS
 BOUNDARY DETERMINATION CATEGORY: NONE
 HORIZONTAL ACCURACY: CLASS B
 VERTICAL ACCURACY: CLASS T-2
 PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, 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.

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

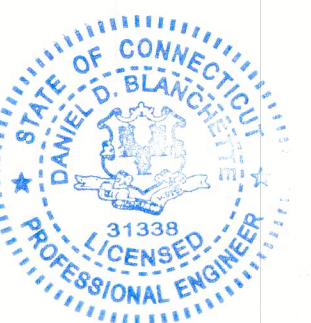
Dennis R. Blanchette 11/30/22 12107
 DENNIS R. BLANCHETTE DATE LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE
 © 2022 J&D CIVIL ENGINEERS, LLC

LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED CONTOUR LINE
- LEACHING TRENCH
- STONEWALL
- UTILITIES
- TREELINE
- FENCE

<p>EXISTING CONDITIONS PLAN PREPARED FOR WILLOW HILL EVENTS 459 WOLF DEN ROAD, BROOKLYN, CT MAP 18 - LOTS 18 & 18A</p>	
<p>J&D CIVIL ENGINEERS, LLC 401 RAVENELLE ROAD N. GROSVENORDALE, CT 06255 860-923-2920</p>	
<p>DESIGNED: DRB CHECKED: DRB</p>	<p>REVISIONS:</p>
<p>JOB NO: 22172 SCALE: 1" = 40'</p>	<p>DATE: NOVEMBER 30, 2022 SHEET: 3 OF 6</p>



SURVEY NOTES

1. THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARD FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998.

SURVEY TYPE: GENERAL LOCATION

PURPOSE: TO DEPICT EXISTING CONDITIONS

BOUNDARY DETERMINATION CATEGORY: NONE

HORIZONTAL ACCURACY: CLASS B

VERTICAL ACCURACY: CLASS T-2

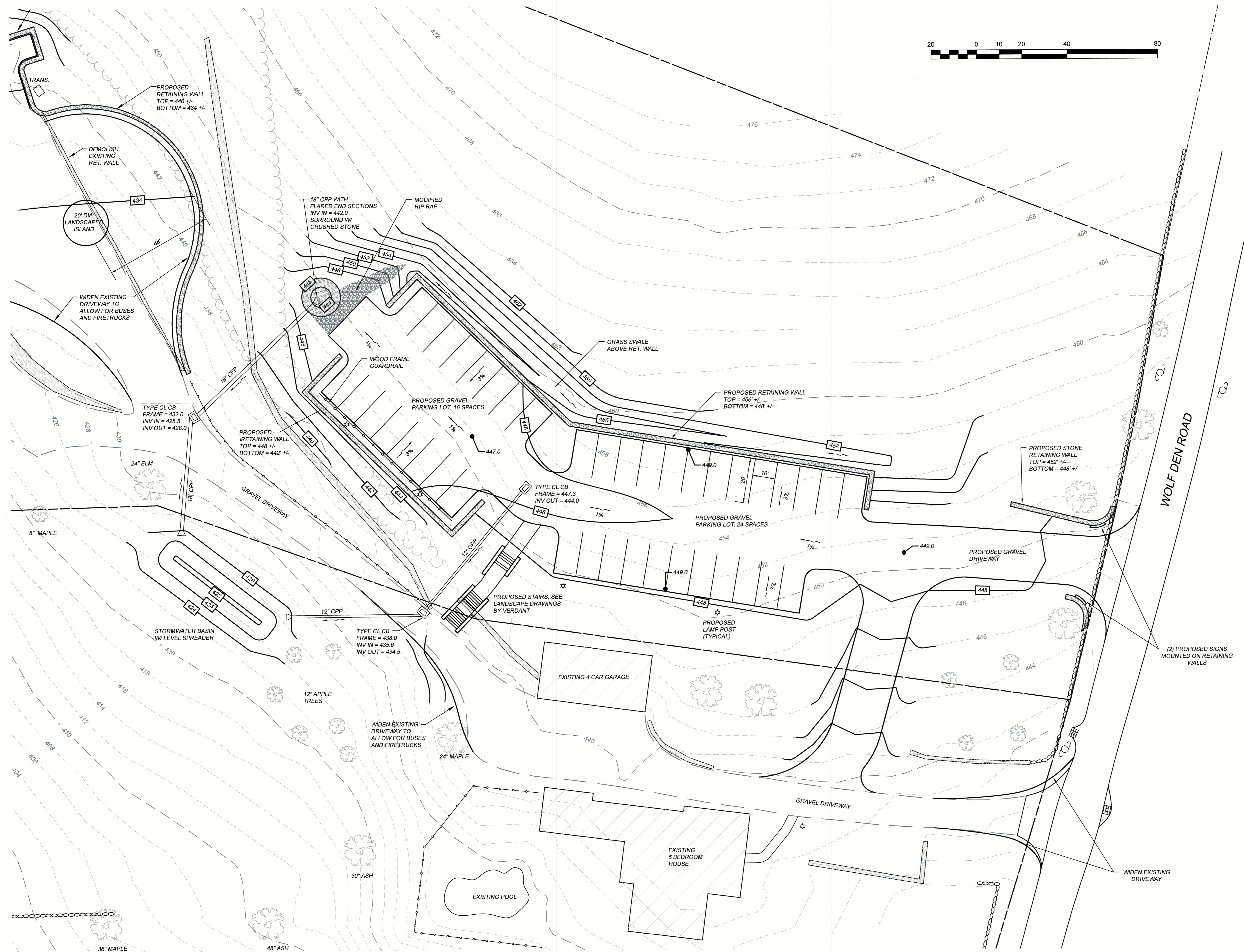
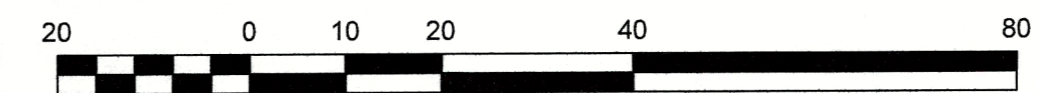
PROPERTY LINES DO NOT EXPRESS A BOUNDARY OPINION.

THIS MAP WAS PREPARED FROM RECORD RESEARCH, OTHER MAPS, 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.

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

Dennis R. Blanchette 11/30/22 12107
DENNIS R. BLANCHETTE DATE LICENSE NUMBER

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE © 2022 J&D CIVIL ENGINEERS, LLC



LEGEND

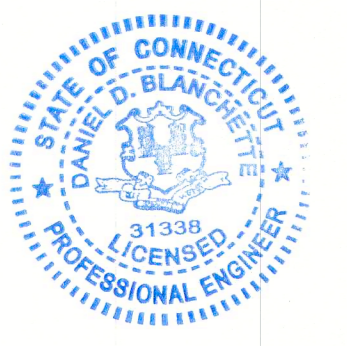
- BUILDING SETBACK LINE
- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED CONTOUR LINE
- LEACHING TRENCH
- STONEWALL
- UTILITIES
- TREELINE
- FENCE

PARKING LOT PLAN
PREPARED FOR
WILLOW HILL LLC
459 WOLF DEN ROAD, BROOKLYN, CT
MAP 18 - LOTS 18 & 19A

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

DESIGNED: DDB REVISIONS:
CHECKED: DRB

JOB NO: 22172 DATE: NOVEMBER 30, 2022
SCALE: 1" = 20' SHEET: 4 OF 6



PROJECT DESCRIPTION:

1. THE APPLICANT IS PROPOSING TO HOLD WEDDINGS, BANQUETS, AND OTHER SIMILAR EVENTS AT THE PROPERTY. THE MAXIMUM NUMBER OF GUESTS SHALL BE LIMITED TO 225 PERSONS.
2. THE EXISTING FIVE BEDROOM HOUSE SHALL BE LEFT VACANT, AND ONLY USED BY THE WEDDING PARTY DURING EVENTS. OCCUPANCY SHALL BE LIMITED TO 10 PERSONS.
3. THE EXISTING BARN MAY BE USED TO HOLD SMALLER EVENTS. ADDITIONALLY, A TEMPORARY TENT OR TENTS MAY BE INSTALLED TO HOLD LARGER EVENTS.
4. GUESTS SHALL NOT BE ALLOWED TO USE THE RESTROOMS INSIDE THE BARN. A PORTABLE RESTROOM TRAILER SHALL BE DELIVERED TO THE SITE FOR ALL EVENTS.
5. NO FOOD SHALL BE PREPARED ON SITE. ALL FOOD SHALL BE PROFESSIONALLY CATERED AND DELIVERED TO THE SITE.
6. NO NEW BUILDINGS ARE PROPOSED WITH THIS APPLICATION. THE ONLY CONSTRUCTION SHALL CONSIST OF DRIVEWAYS, PARKING LOTS, DRAINAGE STRUCTURES, UTILITIES, AND LANDSCAPING.
7. THE MAXIMUM NUMBER OF EVENTS TO BE HELD IN A TWELVE MONTH PERIOD IS ESTIMATED AT 70 EVENTS WITH AMPLIFIED MUSIC, AND 30 EVENTS WITHOUT AMPLIFIED MUSIC.
8. NO SINGLE EVENT SHALL LAST FOR MORE THAN 3 CONSECUTIVE DAYS.
9. AMPLIFIED MUSIC, BOTH INDOOR AND OUTDOOR, SHALL BE TURNED OFF AT 10:00 PM.
10. THE MAXIMUM OCCUPANCY OF THE BARN SHALL BE 110 PERSONS. THE MAXIMUM OCCUPANCY OF A TEMPORARY TENT SHALL BE 225 PERSONS.

PARKING NOTES:

1. THE SITE CURRENTLY CONTAINS PARKING FOR APPROXIMATELY 15 CARS.
2. THE APPLICANT IS PROPOSING TO CONSTRUCT AN UPPER PARKING LOT FOR AN ADDITIONAL 40 CARS.
3. GUESTS WILL BE ENCOURAGED TO PARK OFF SITE AT LOCAL HOTELS, AND SHALL BE TRANSPORTED TO THE SITE BY BUS OR SHUTTLE.
4. A LARGE 96" DIAMETER CIRCLE IS PROPOSED NEAR THE BARN, TO ALLOW FOR LARGE BUSES AND FIRETRUCKS TO TURN AROUND.
5. TWO ADDITIONAL PARKING SPACES ARE PROPOSED NEAR THE BARN, FOR DELIVERIES AND DROP-OFFS.
6. TWO HANDICAP ACCESSIBLE SPACES ARE PROPOSED NEAR THE BARN, FOR DISABLED GUESTS.
7. THE TOTAL NUMBER OF PROPOSED PARKING SPACES IS 59.

LANDSCAPING NOTES:

ALL LANDSCAPING ON SITE SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST APPROVED LANDSCAPING PLANS BY "VERDANT LANDSCAPE ARCHITECTURE". THESE PLANS HAVE BEEN INCLUDED WITH THE APPLICATION PACKAGE.

STRUCTURED TURF NOTES:

1. THE PROPOSED ACCESS DRIVE BELOW THE BARN SHALL BE CONSTRUCTED FOR THE PURPOSE OF DELIVERING A BATHROOM TRAILER TO THE CEREMONY AND TENT AREA.
2. NO OTHER VEHICLES ARE ANTICIPATED TO USE THIS DRIVEWAY.
3. THE DRIVEWAY SHALL BE CONSTRUCTED WITH A 50-50 MIXTURE OF PROCESSED GRAVEL AND LOAM, COMPACTED, WITH A MINIMUM THICKNESS OF 12".
4. THE DRIVEWAY SHALL BE SEEDED AS SOON AS POSSIBLE UPON COMPLETION.

ZONING NOTES:

1. THIS PROJECT WILL REQUIRE A VARIANCE FROM THE BROOKLYN ZONING BOARD OF APPEALS. THIS VARIANCE IS EXPECTED TO BE APPROVED ON DECEMBER 1, 2022.
2. SECTION 6 J.3 OF THE BROOKLYN ZONING REGULATIONS REQUIRE THAT ANY STRUCTURE USED FOR SPECIAL EVENTS MUST BE AT LEAST 200 FEET FROM ALL PROPERTY LINES.
3. THE EXISTING BARN IS 178 FEET FROM LOT 18C, NOW OR FORMERLY OWNED BY JAMES BOOTH.
4. THE EXISTING BARN IS 77 FEET FROM LOT 18A, WHICH IS UNDER THE SAME OWNERSHIP AS LOT 18B.

SIGN NOTES

1. THE APPLICANT IS PROPOSING TO INSTALL TWO SIGNS AT THE NEW ENTRANCE TO THE SITE.
2. EACH SIGN SHALL BE LESS THAN 3 FEET LONG AND LESS THAN 1 FOOT HIGH.
3. SIGNS SHALL BE MOUNTED ON RETAINING WALLS, AT A HEIGHT OF 2-3 FEET.
4. NO LIGHTING IS PROPOSED FOR THE SIGNS.
5. SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS IN 7.A.3.1 OF THE BROOKLYN ZONING REGULATIONS.

GENERAL CONSTRUCTION NOTES:

LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY CALL BEFORE YOU DIG AND FIELD VERIFY THE LOCATION, DEPTH AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC.

CONSTRUCTION SHALL BE IN CONFORMANCE WITH CONDDOT FORM 818 UNLESS OTHERWISE NOTED ON THE PLANS. UTILITY INSTALLATION SHALL BE IN CONFORMANCE WITH THE APPROPRIATE UTILITY COMPANY.

THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

TYPICAL DETAILS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY SUBMIT PROPOSALS FOR ALTERNATE METHODS TO SUIT FIELD CONDITIONS.

ALL PIPING SHALL HAVE WARNING TAPE INSTALLED. IN ADDITION, ALL NONMETALLIC PIPE MUST BE PARALLELED BY A METALLIC WIRE OR METALLIC DETECTION TAPE FOR EASE OF LOCATING.

ALL PIPING SHALL BE CLEANED AND TESTED IN ACCORDANCE WITH THE APPLICABLE UTILITY'S REQUIREMENTS. COPIES OF ALL TESTS SHALL BE PROVIDED TO THE OWNER PRIOR TO ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TESTING EQUIPMENT.

ALL TRENCHING SHALL BE DONE IN COMPLIANCE WITH OSHA REGULATIONS AND THE INSTALLATION REQUIREMENTS OF THE PIPE MANUFACTURER. IF SHORING IS REQUIRED, IT MUST BE DESIGNED BY A LICENSED CT PROFESSIONAL ENGINEER.

BENCHMARKS WILL BE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR IN LAYING OUT THE PROJECT. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

THE CONTRACTOR SHALL PROTECT BENCHMARKS, PROPERTY CORNERS AND SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. ANY SUCH ITEMS WHICH NEED TO BE REPLACED SHALL BE AT THE CONTRACTOR'S EXPENSE.

SOIL EROSION AND SEDIMENT CONTROL

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A VENUE FOR WEDDINGS AND OTHER SIMILAR EVENTS. SITE WORK WILL INCLUDE CONSTRUCTION OF ACCESS DRIVEWAYS, PARKING AREAS, DRAINAGE STRUCTURES, AND NECESSARY UTILITIES.

ATTENTION SHALL BE GIVEN TO THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES. NO ERODED SEDIMENTS SHALL BE PERMITTED TO FLOW OFF THE SITE. IF FIELD CONDITIONS WARRANT IT OR THE TOWN REQUESTS IT, ADDITIONAL E & S CONTROL MEASURES, BEYOND WHAT IS SHOWN ON THE PLAN, SHALL BE INSTALLED.

THE SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES WILL BE APPROXIMATELY AS FOLLOWS:

1. INSTALLATION OF EROSION CONTROL DEVICES
2. CLEARING & GRUBBING
3. ROUGH SITE GRADING
4. INSTALLATION OF UTILITIES INCLUDING DRAINAGE PIPES AND C/S
5. PREPARATION OF ACCESS DRIVEWAYS AND PARKING LOT BASE
6. AFTER SITE IS STABILIZED, CONSTRUCT DRAINAGE BASIN
7. PERMANENT STABILIZATION INCLUDING LANDSCAPING
8. REMOVAL OF EROSION CONTROL MEASURES

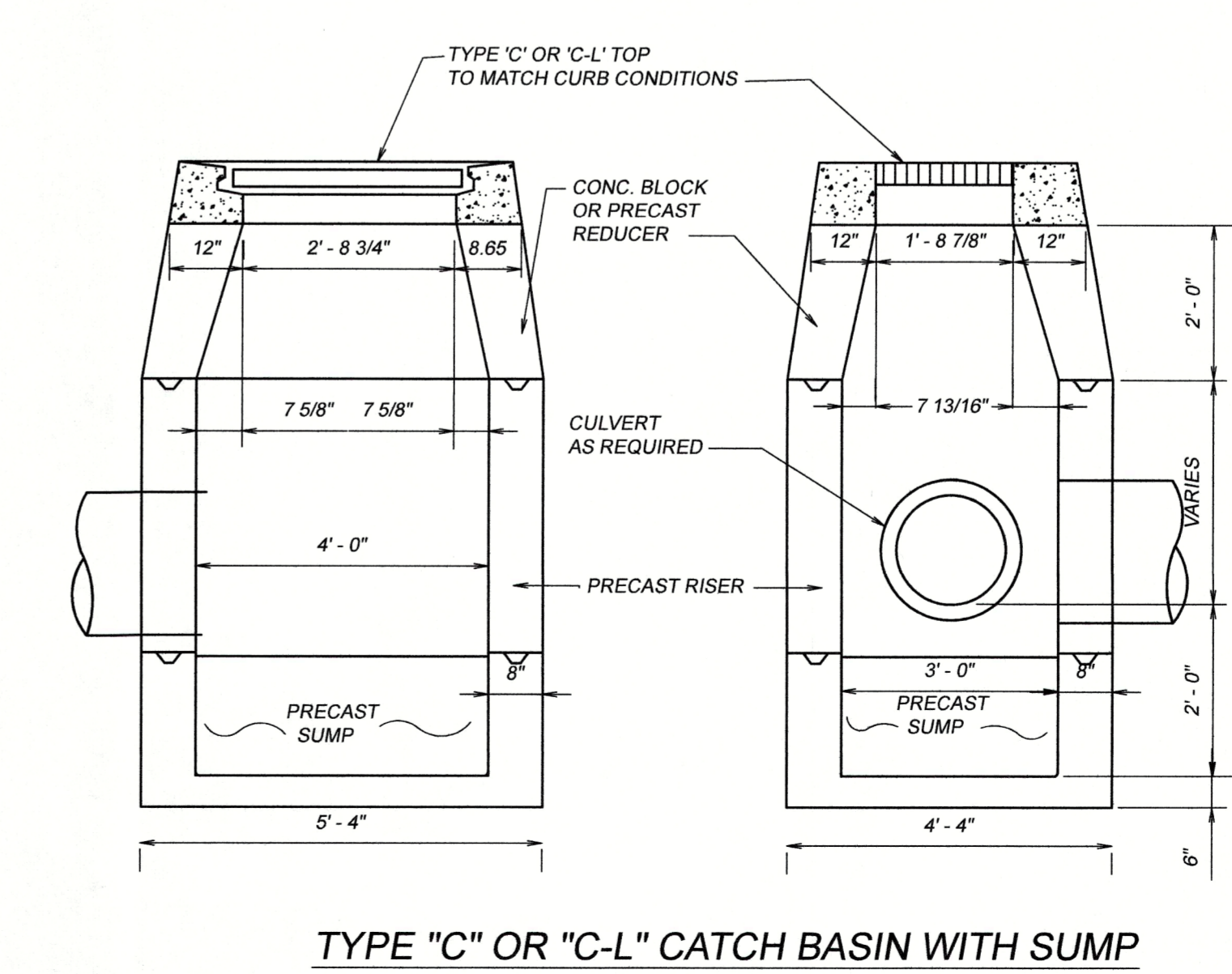
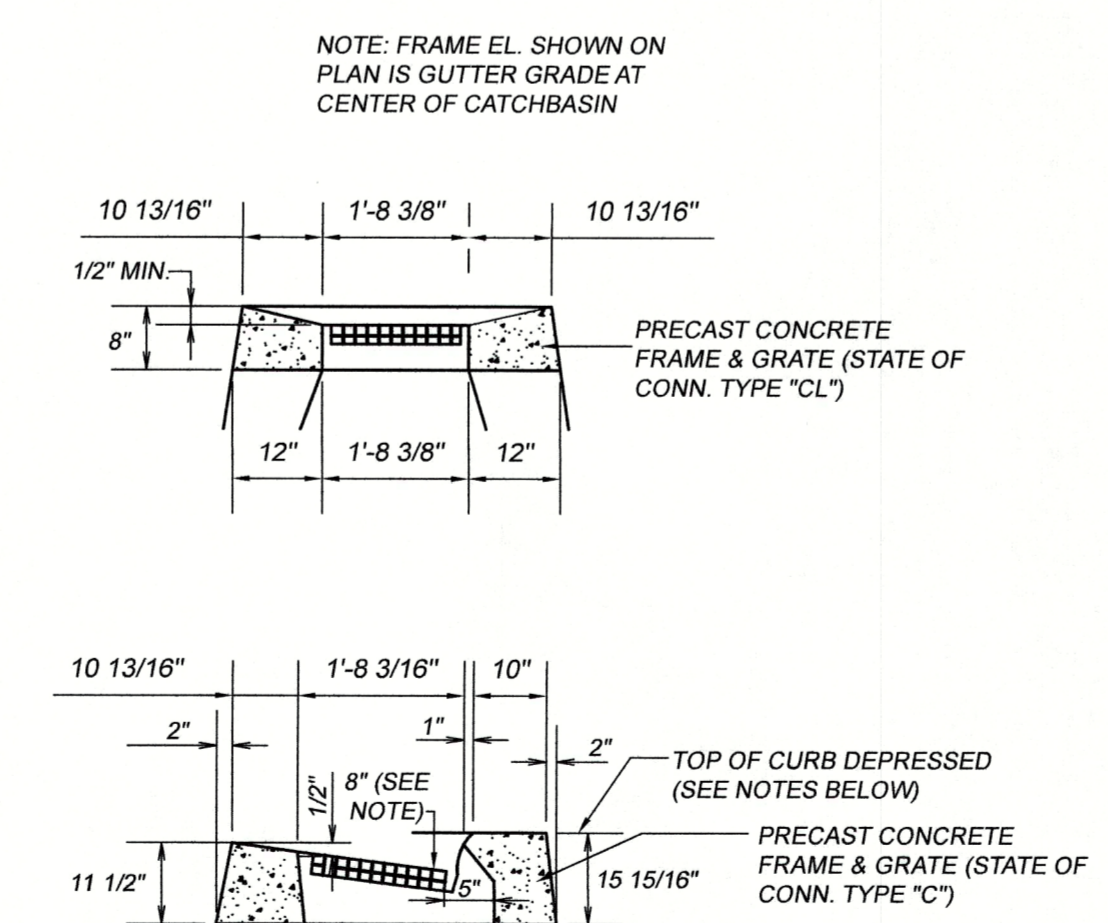
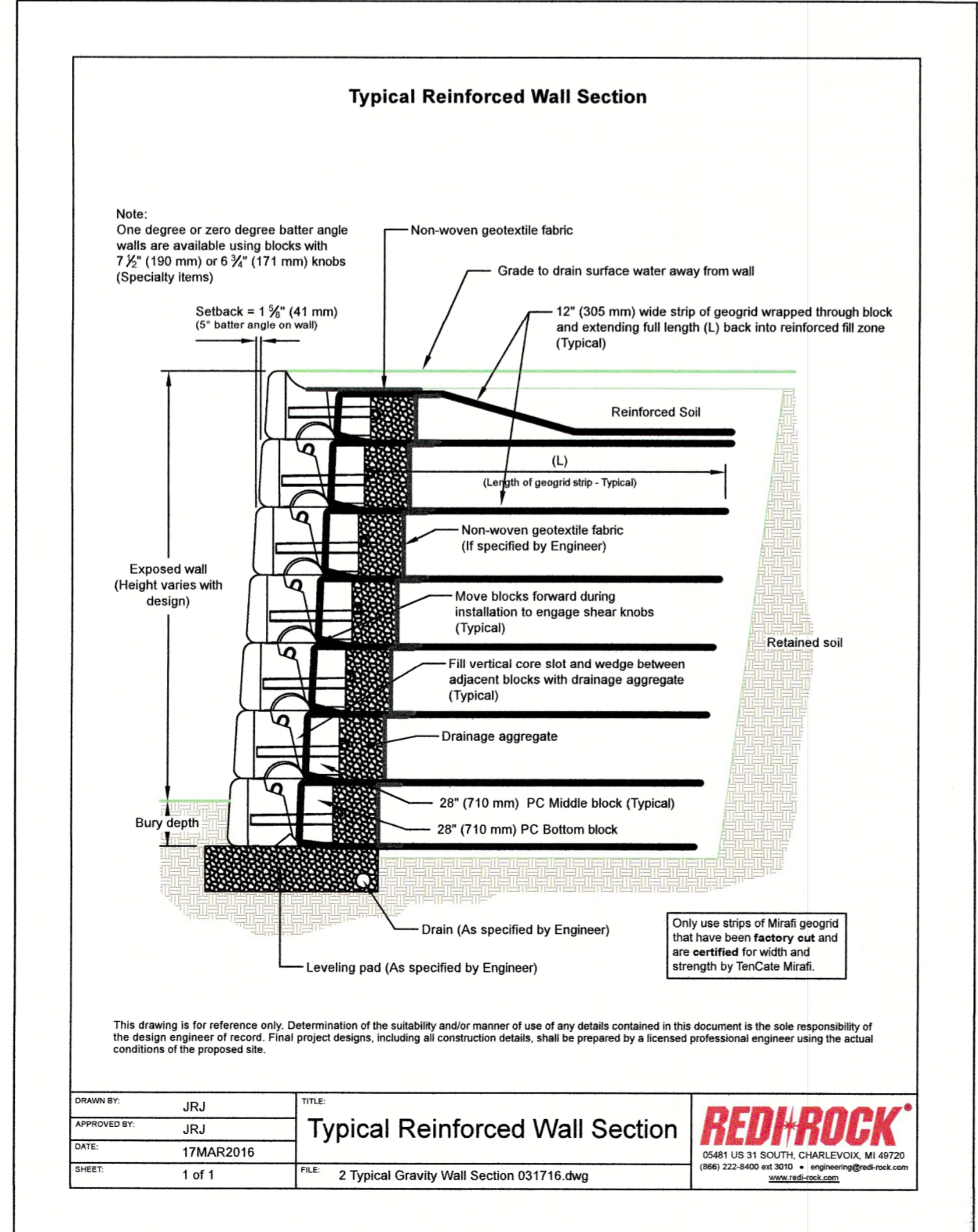
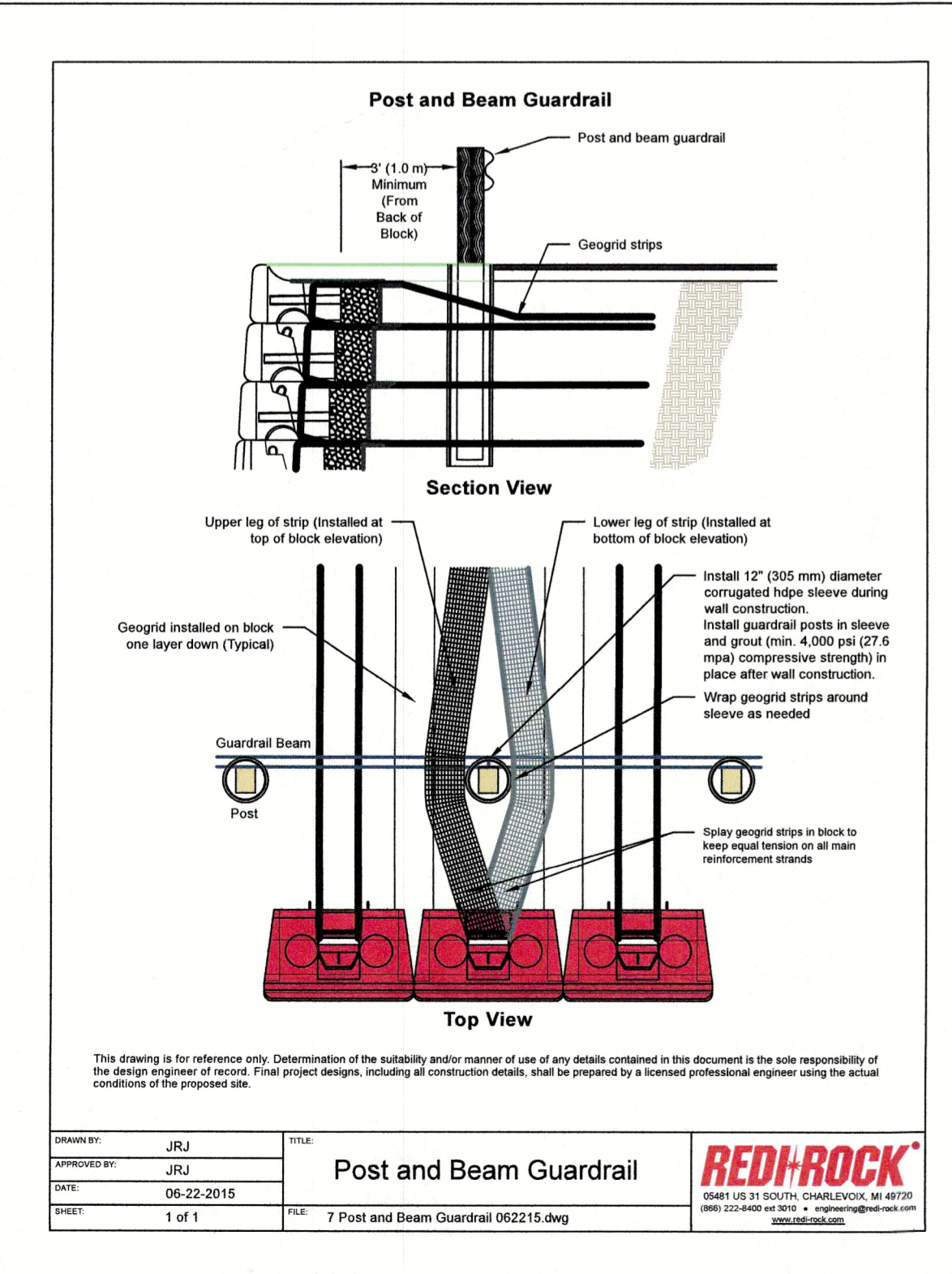
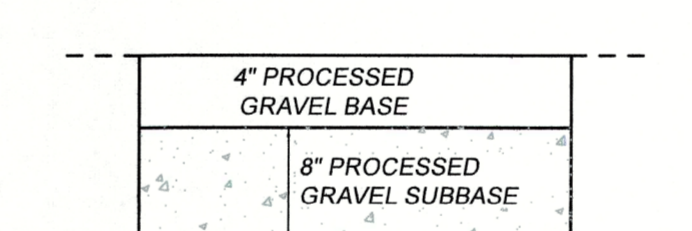
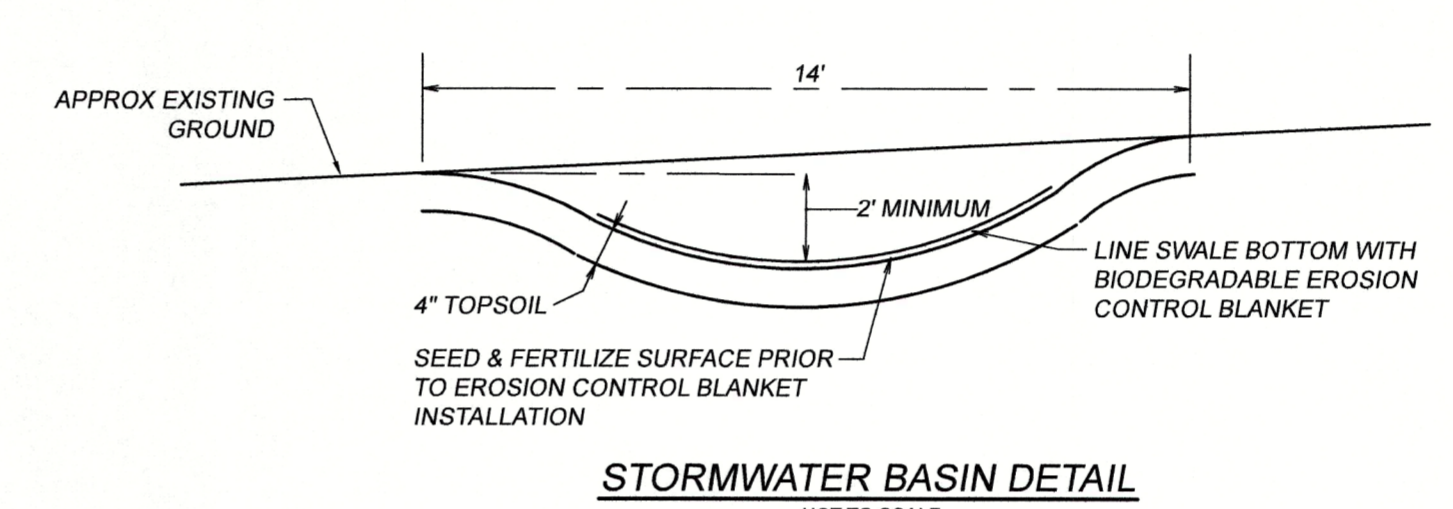
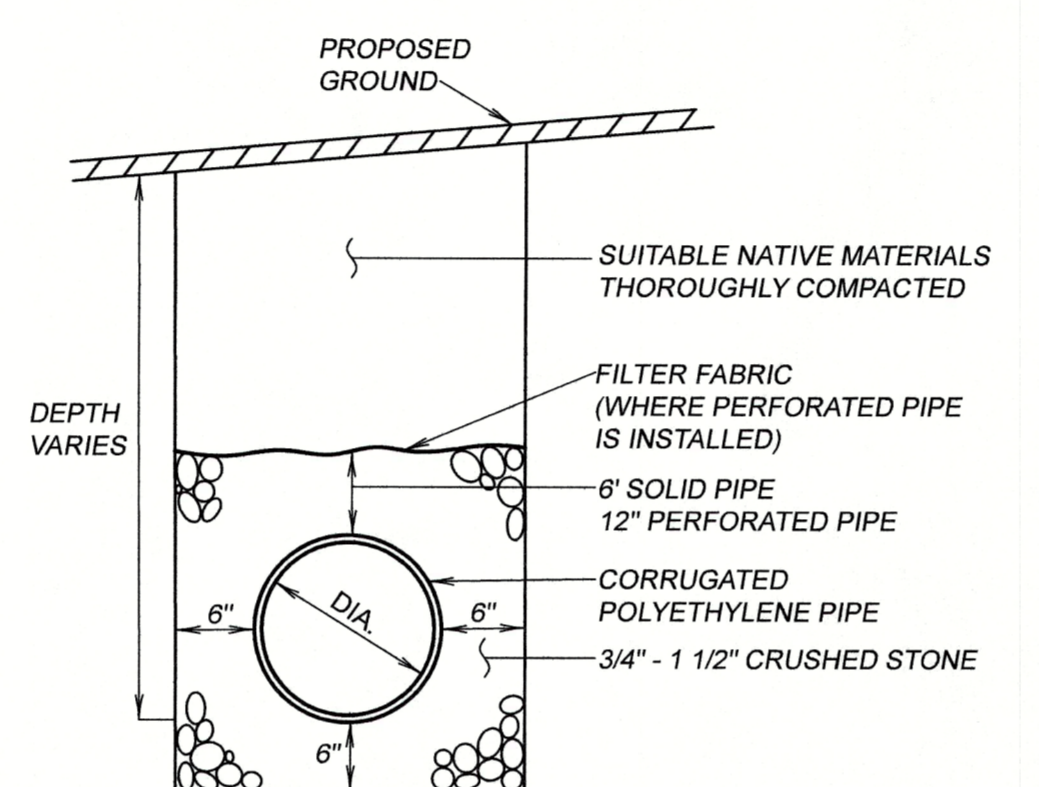
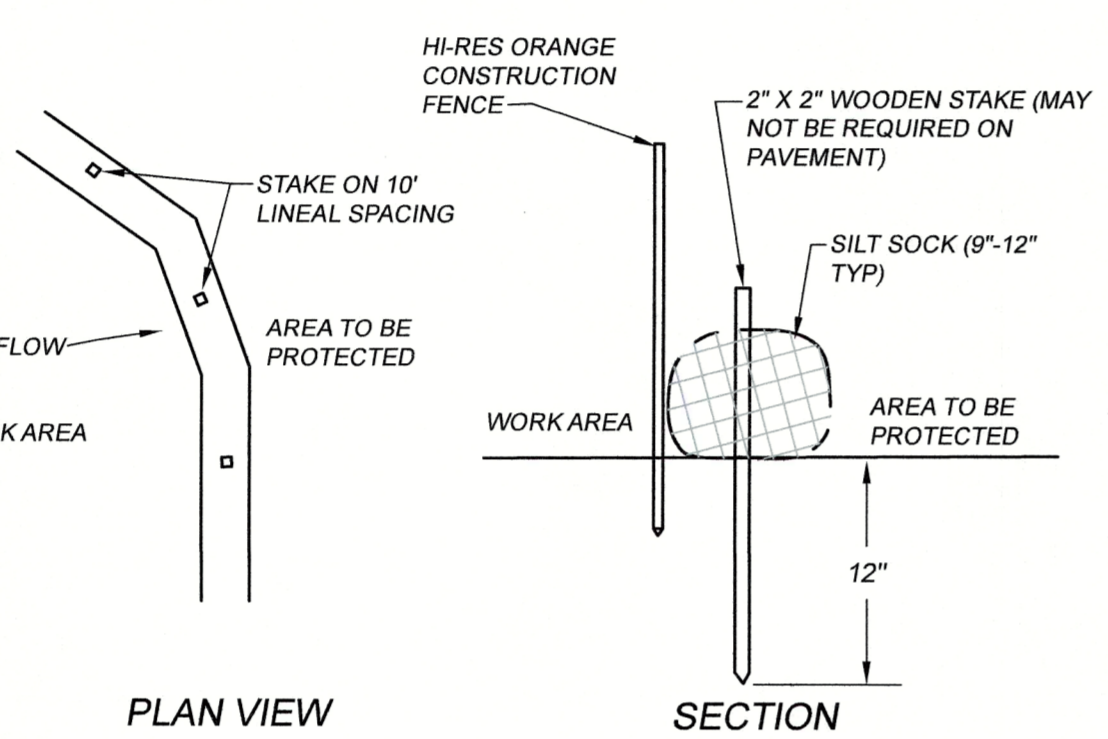
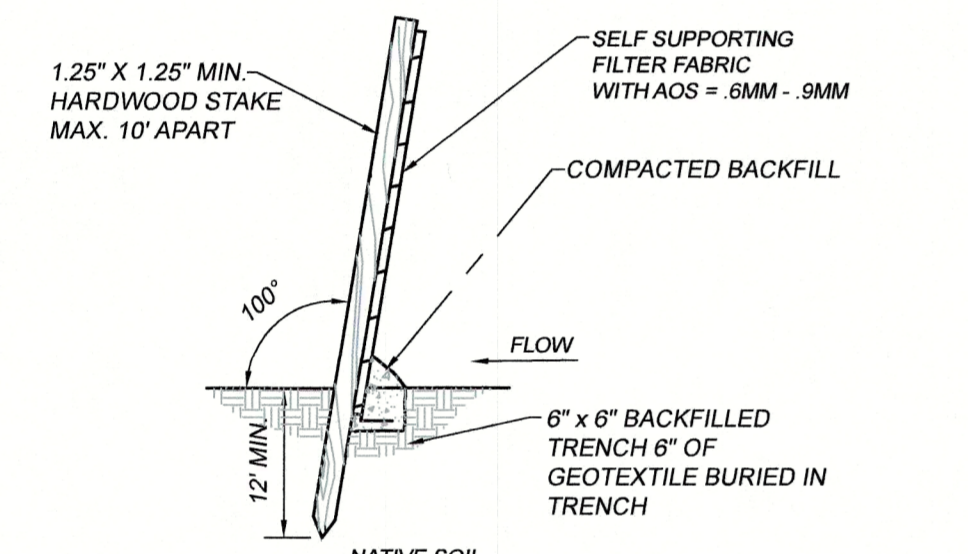
SEDIMENT AND EROSION CONTROL DEVICES WILL BE INSTALLED AS DETAILED ON THIS SHEET AND CHECKED REGULARLY FOR REPLACEMENT AND AFTER EVERY RAIN FOR REMOVAL OF DEPOSITED MATERIALS. RESPONSIBILITY FOR COMPLIANCE WITH THIS PLAN SHALL BELONG TO THE CONTRACTOR. THE CONTRACTOR SHALL BE THE DESIGNATED ON-SITE AGENT RESPONSIBLE FOR ENSURING TO THE TOWN THAT E & S CONTROL MEASURES ARE STRICTLY ENFORCED.

OPERATIONS AND MAINTENANCE

1. ALL PROPOSED WORK SHALL CONFORM TO "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION AND TOWN REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE GOALS OF THIS EROSION CONTROL PLAN ARE MET BY WHATEVER MEANS ARE NECESSARY. THE CONTRACTOR SHALL PLAN ALL LAND DISTURBING ACTIVITIES IN A MANNER AS TO MINIMIZE THE EXTENT OF DISTURBED AREAS.
3. PRIOR TO CONSTRUCTION OR EXCAVATION, SEDIMENT BARRIERS SHALL BE INSTALLED IN LOCATIONS AS SHOWN ON THE PLAN OR AS REQUIRED BY THE TOWN AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. UPON FINAL GRADING, DISTURBED AREAS SHALL COVERED WITH A MINIMUM OF 6" LOAM AND SEEDED WITH PERENNIAL GRASSES AS SPECIFIED FOR THE PROJECT. IMMEDIATELY AFTER SEEDING, MULCH THE SEEDED AREA WITH HAY OR STRAW AT THE RATE OF 2 TONS PER ACRE. SEEDING DATES ARE TO BE BETWEEN APRIL 1 THRU JUNE 15 AND AUGUST 15 THRU OCTOBER 15.
5. DAILY INSPECTIONS SHALL BE MADE OF EROSION AND SEDIMENT CONTROL MEASURES TO INSURE EFFECTIVENESS AND IMMEDIATE CORRECTIVE ACTION SHALL BE TAKEN IF FAILURE OCCURS. ADDITIONAL EROSION CONTROL MEASURES BEYOND WHAT IS SHOWN ON THE PLAN MAY BE NECESSARY.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN STABILIZED AND VEGETATIVE COVER HAS BEEN ESTABLISHED, AT WHICH TIME THEY SHALL BE REMOVED.
7. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THIS EROSION AND SEDIMENT CONTROL PLAN.

LIGHTING NOTES

1. LAMP POSTS SHALL BE INSTALLED SOUTH OF THE PROPOSED 40 CAR PARKING LOT, AS INDICATED ON THE SITE PLANS.
2. THE SPECIFIC MANUFACTURER AND MODEL OF LIGHT IS TO BE DETERMINED.
3. LAMP POSTS SHALL BE OF A RURAL OR RUSTIC STYLE.
4. LAMPS SHALL BE INSTALLED ON POLES 10-12 FEET TALL.
5. LAMPS SHALL BE FULL CUTOFF, WITH LED BULBS.
6. LAMP INTENSITY SHALL BE IN THE RANGE OF 8,000 - 12,000 LUMENS, OR 80-120 WATTS.
7. LAMP TEMPERATURE SHALL BE APPROXIMATELY 5,000 K.
8. ALL LAMPS SHALL CONFORM WITH THE REQUIREMENTS IN SECTION 7.G OF THE BROOKLYN ZONING REGULATIONS.
9. ALL LAMPS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
10. SUFFICIENT EXTERIOR LIGHTING EXISTS ON ALL OTHER PORTIONS OF THE SITE, SUCH AS THE BUILDINGS AND DRIVEWAY.
11. THE PROPOSED LIGHTING IS EXPECTED TO PROVIDE LESS THAN 1 FOOT-CANDLE AT THE PROPERTY LINES.



NOTES AND DETAILS
PREPARED FOR
WILLOW HILL EVENTS
459 WOLF DEN ROAD, BROOKLYN, CT
MAP 18 - LOTS 18 & 18A

J&D CIVIL ENGINEERS, LLC
401 RAVENELLE ROAD
N. GROSVENORDALE, CT 06255
860-923-2920

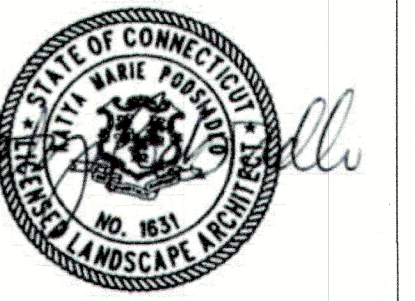
DESIGNED: **DDB**
CHECKED: **DRB**

REVISIONS:

JOB NO: **22172**
SCALE: **1" = 20'**

DATE: **NOVEMBER 30, 2022**
SHEET: **6 OF 6**





REVISIONS	MARK	ISSUE	DATE

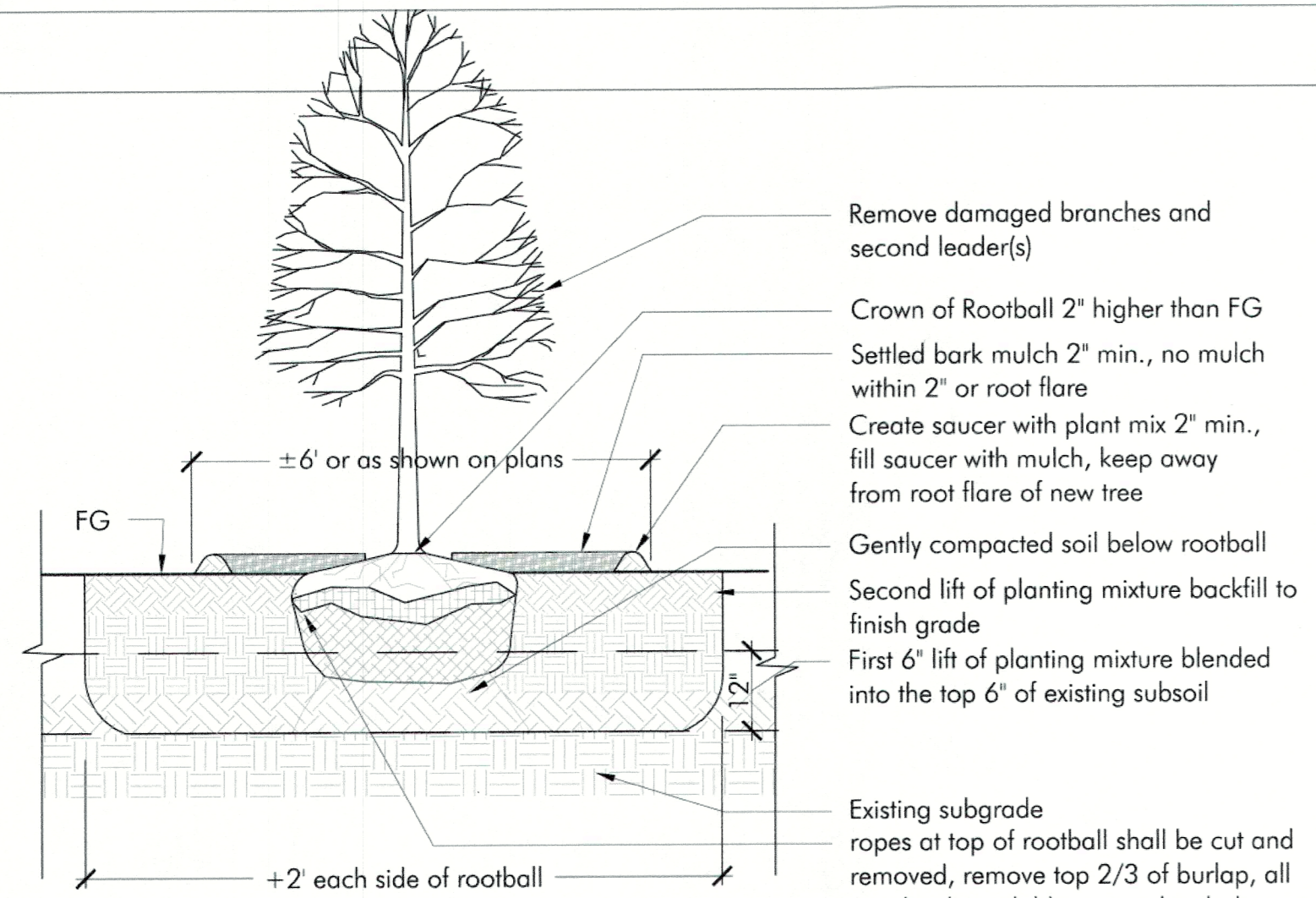
DRAWING INFORMATION
 ISSUE: _____
 DATE: 11/25/2022
 SCALE: _____

PROJECT NUMBER:
 DRAWN BY:
 CHECKED BY:

DRAWING TITLE
LANDSCAPE PLAN

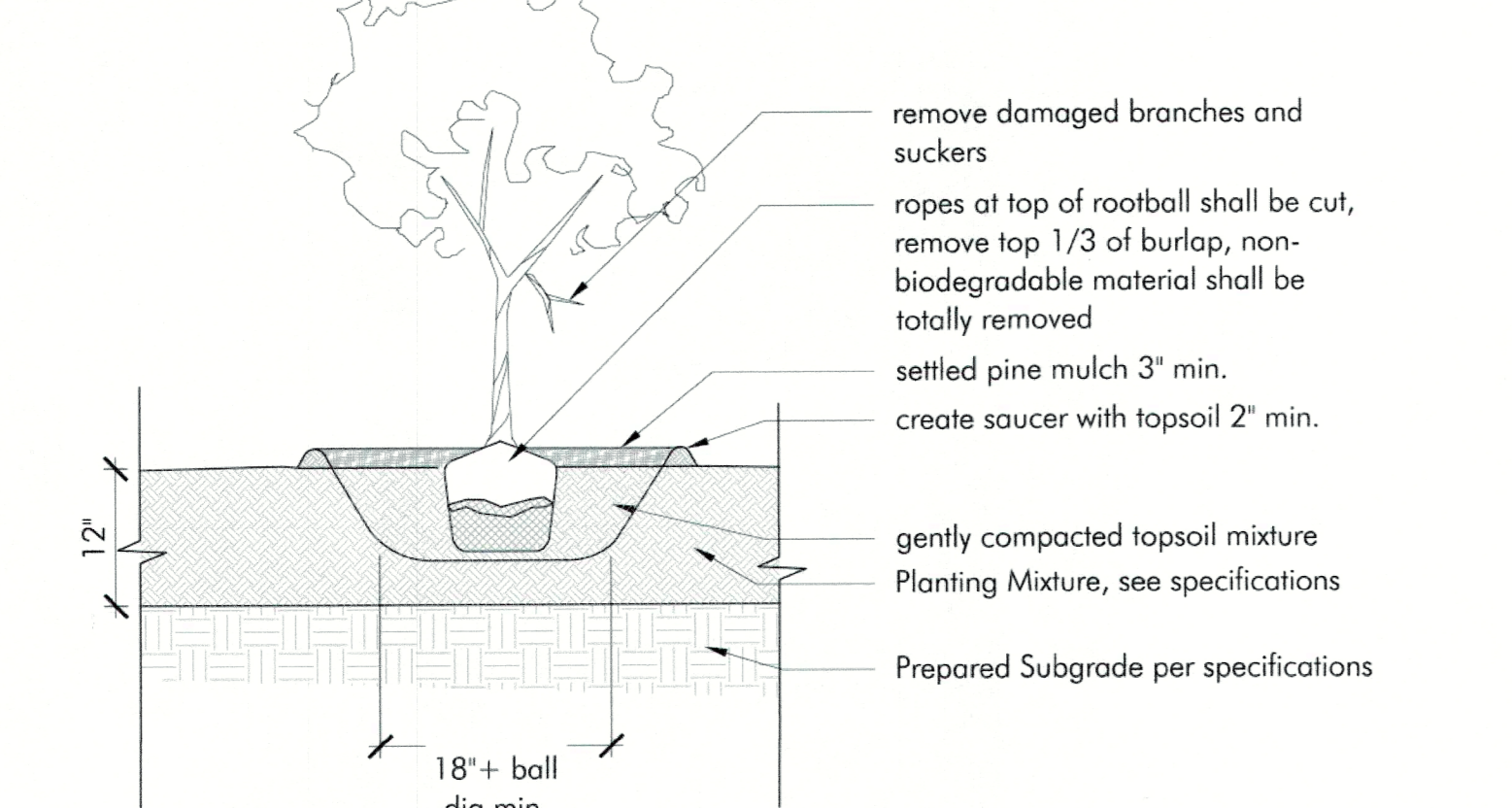
DRAWING NUMBER

LP1



NOTES:
 1. Gently remove excess soil around root flare which may have collected during tree spading/B+B operations
 2. Provide wooden stakes (3 per tree) and guy wire (rubber hose cover at trunk)
 3. Provide one slow release watering bag per tree

Tree Planting
 SCALE: 1/2" = 1' - 0"



NOTES:
 1. See Specifications

Shrub Planting
 SCALE: 3/4" = 1' - 0"

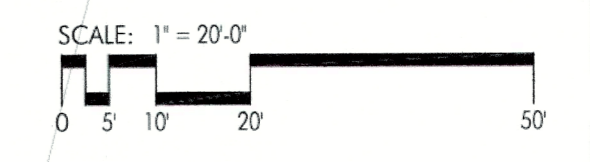
PLANTING NOTES

- The Landscape Subcontractor shall coordinate with the General Contractor and Site Subcontractor all the requirements for subsoil testing and preparation and testing and placing of approved topsoil and planting soil mixes as described in the specifications. Failure of the site or General Contractor to perform required testing, subsoil and topsoil preparation does not relieve the Landscape Contractor from the requirements of the work as set forth in the specifications.
- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the American Standard for Nursery Stock established by "American Hort" americanhort.org
- No invasive plants as per the Connecticut Invasive Plant List shall be used on the site.
- Plantings shall be installed in such a way that when mature they will remain at least 18 inches away from the structure of the building.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.

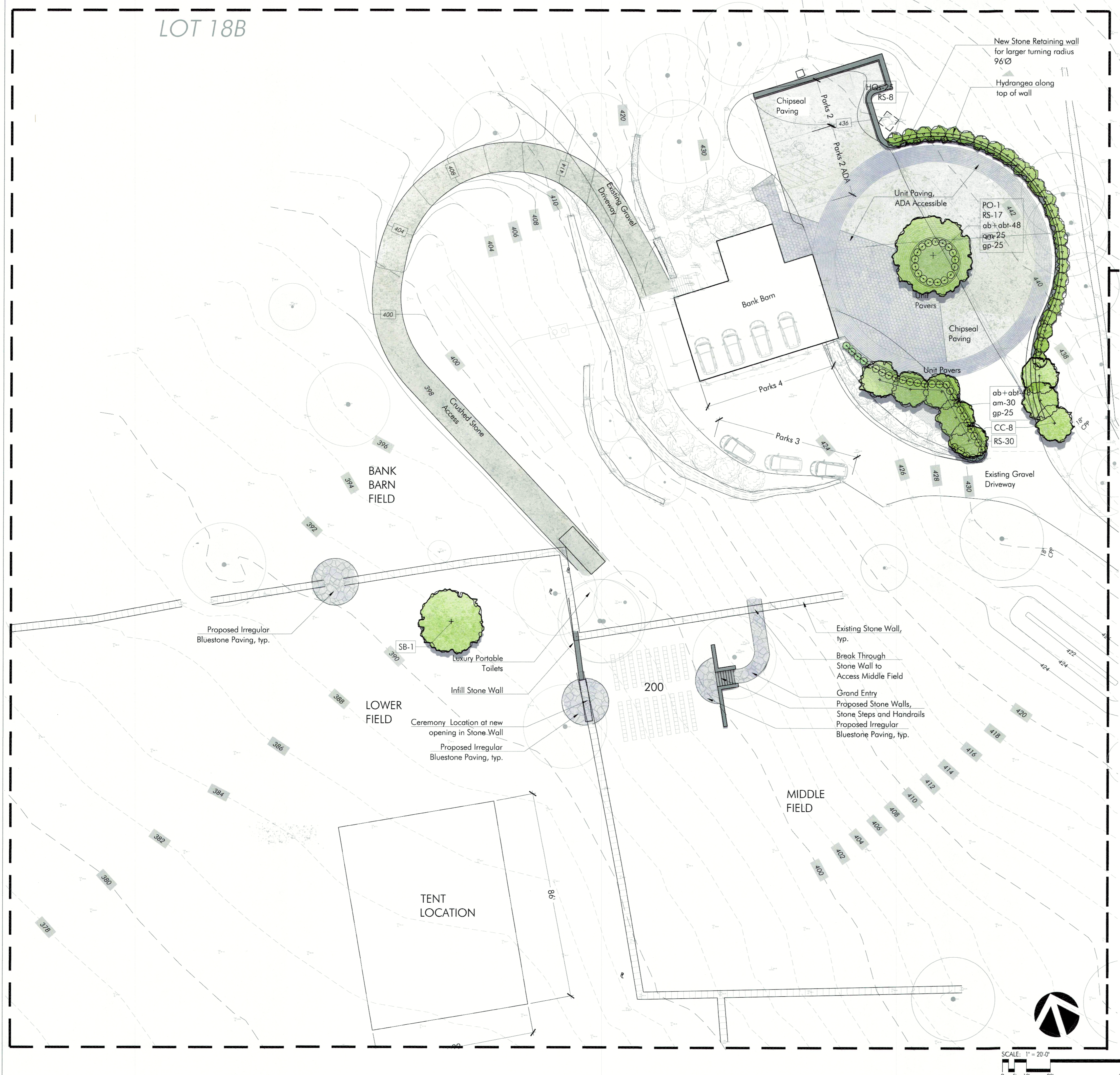
- The Contractor shall locate and verify all utility line locations prior to excavation for tree pits and report any conflicts to the Landscape Architect.
- All plants shall be placed in their approximate location by the Contractor. The Contractor shall adjust the locations as required by the Landscape Architect. Trees shall be placed first, then shrubs, then perennials and last, groundcovers. Final locations must be approved by the Landscape Architect prior to planting.
- The rootballs of trees shall be planted 2" above adjacent finished grade. The rootballs of shrubs shall be planted 1" above adjacent finished grade. The rootflare of perennials shall be set at the level at which the plant was growing.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.

LEGEND: SEE PLANT LIST

- DECIDUOUS TREE, typ.
- SHRUBS, typ.
- PERENNIALS + ORNAMENTAL GRASSES typ.
- LAWN, typ. See specifications
- EXISTING TREE + SHRUB, typ.

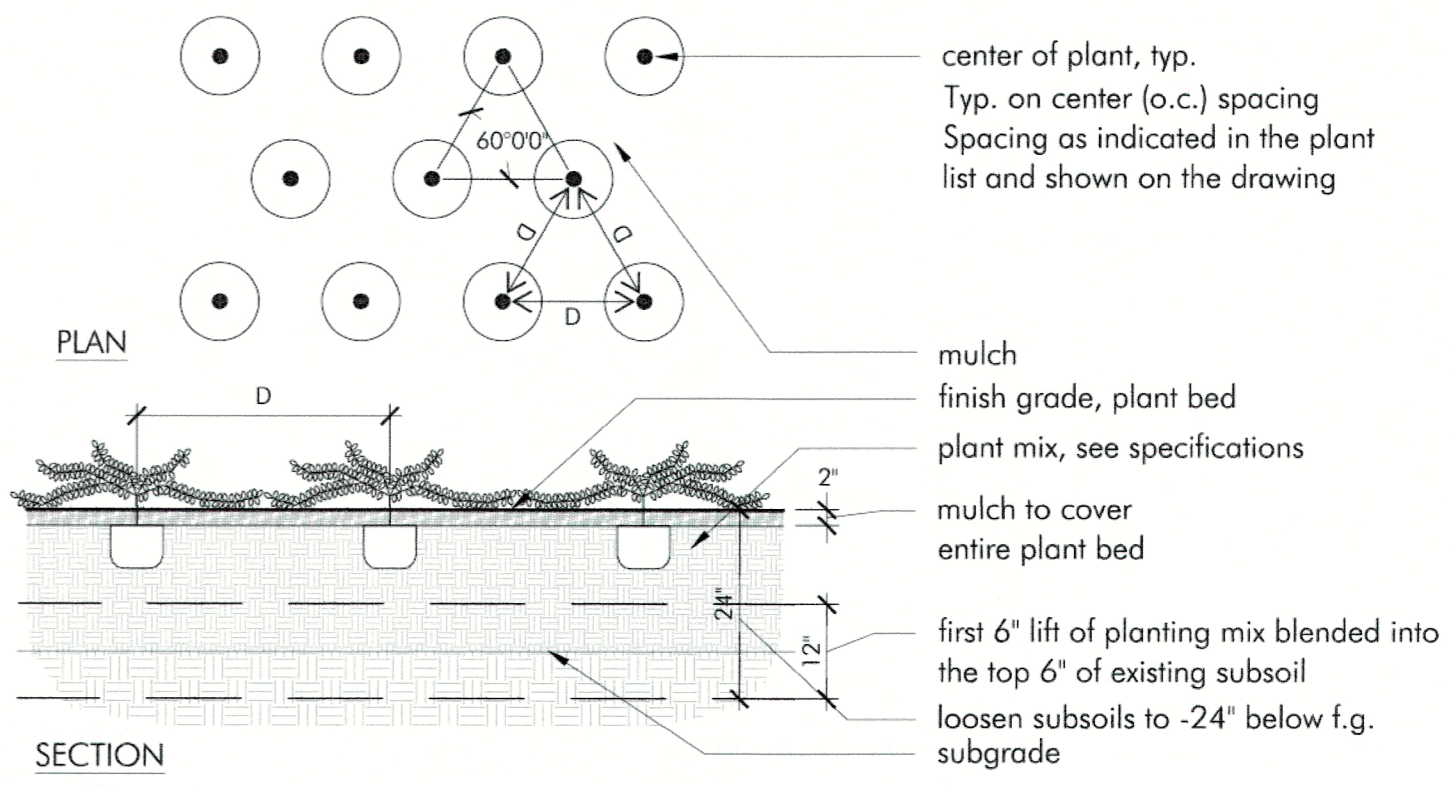
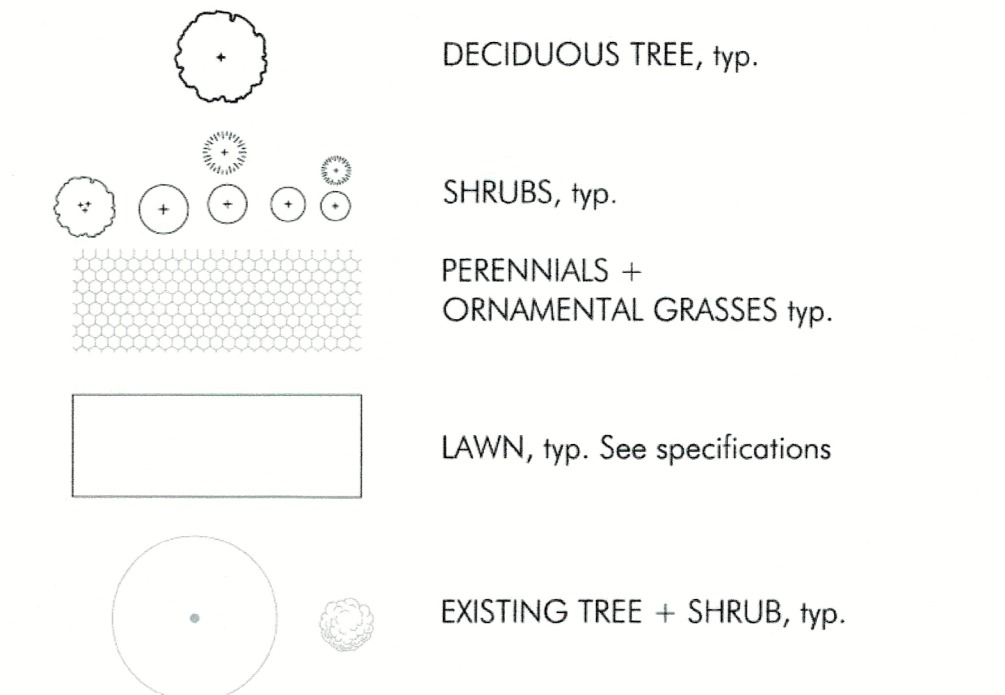


LOT 18B

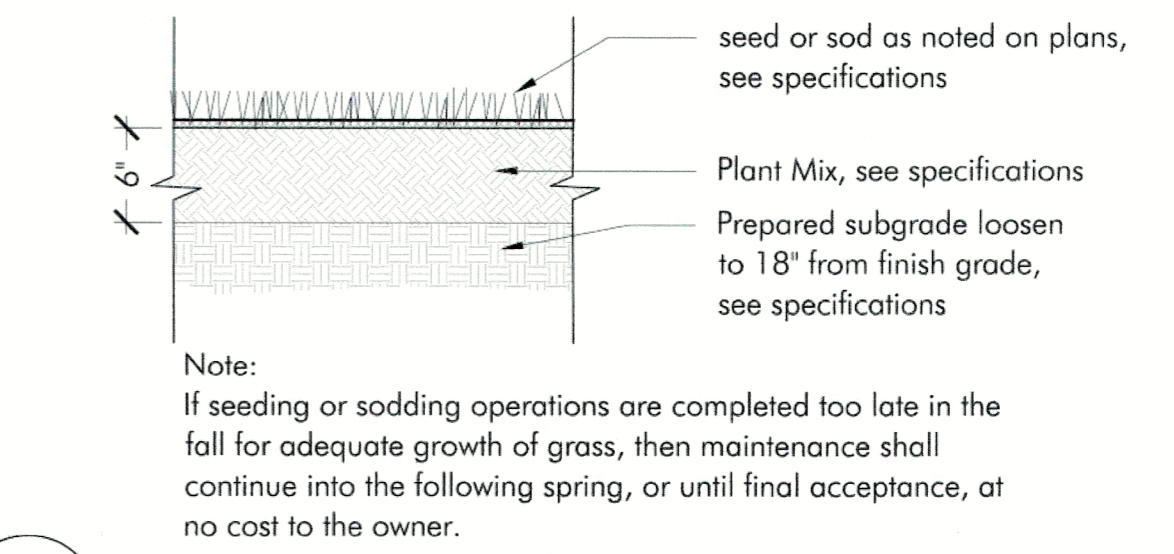


KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
AS	1	Acer saccharum	Sugar Maple	3-3.5" cal.	B&B
CC	16	Cercis canadensis 'Alba'	White Redbud	1.5' cal.	B&B
MD	12	Malus domestica	Granny Smith Apple	# 10 or available	Pot
PO	1	Platanus occidentalis	American Sycamore	3" cal.	B&B
SB	1	Salix x blanda	Wisconsin Weeping Willow	3" cal.	B&B
SM	4	Salix matsudana 'Tortuosa'	Corkscrew Willow	# 7	Pots
SHRUBS/VINES					
CAh	22	Corylus americana	American Hazelnut	5 gal.	Pots
HQs	25	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Hydrangea	3 gal.	Pots
RS	8	Rosa 'Sea Foam'	Sea Foam Groundcover Rose	3 gal.	Pots
SP	64	Spiraea 'Bridal Veil'	Bridal Veil Spirea	5 gal.	Pots
PERENNIALS/GRASSES					
ab	48	Allium Bulbs (Small White)	White Allium (Late Summer)	Ea.	Rose Garden
abt	48	Allium Bulbs (Tall White)	White Allium (Spring)	Ea.	Rose Garden
am	55	Alchemilla mollis	Lady's Mantle	2 gal.	Rose Garden
gp	50	Gypsophila paniculata 'Festival White'	White Baby's Breath	1 gal.	Rose Garden

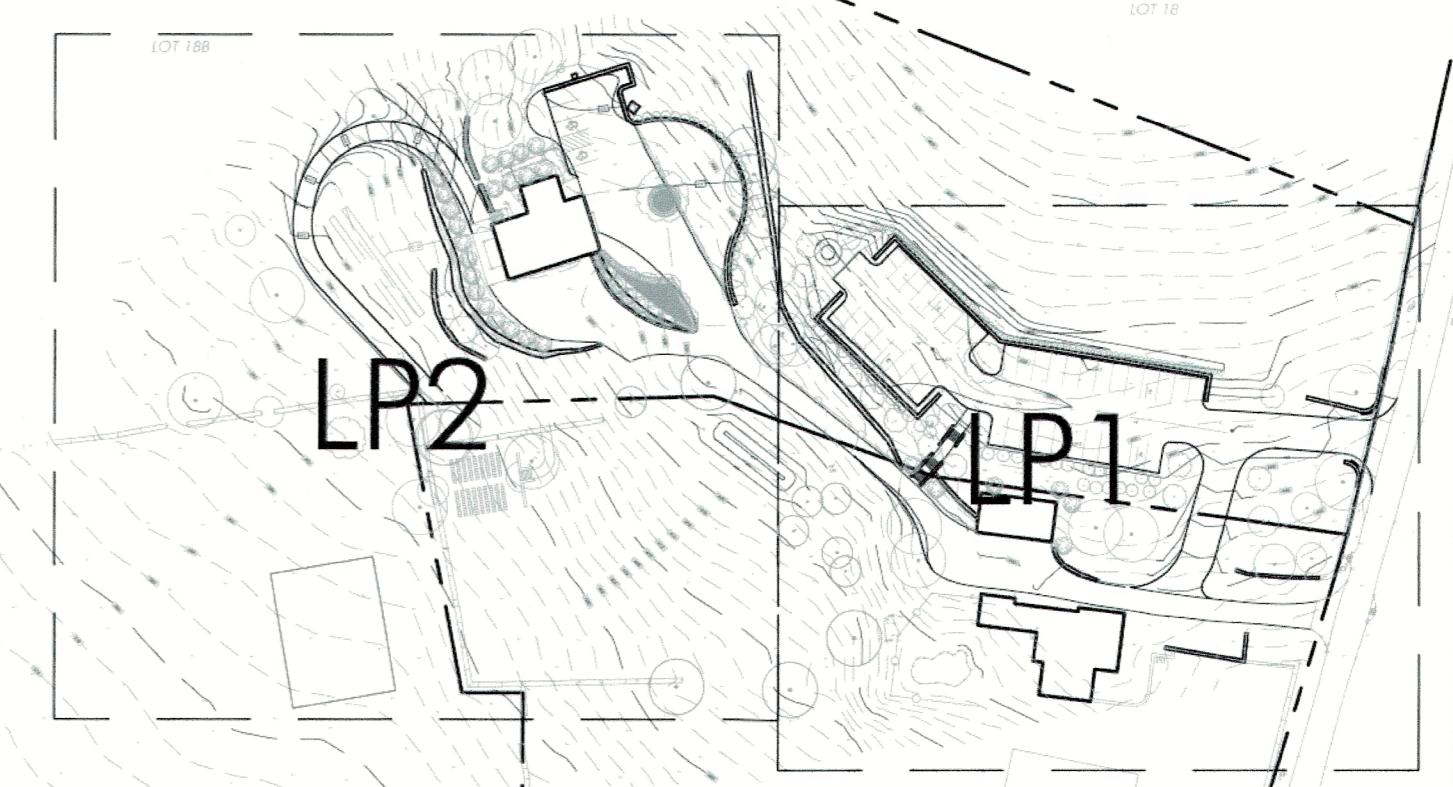
LEGEND: SEE PLANT LIST



1 Perennials and Groundcovers SCALE: 1/2" = 1' - 0"



2 LAWN SCALE: 1" = 1' - 0"



WILLOW HILL LLC
459 WOLF DEN ROAD
BROOKLYN, CT
LANDSCAPE PLAN



REVISIONS	MARK	ISSUE	DATE

DRAWING INFORMATION
 ISSUE: _____
 DATE: 11/25/2022
 SCALE: _____

PROJECT NUMBER: _____
 DRAWN BY: _____
 CHECKED BY: _____

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
LP2

© Verdant Landscape Architecture

SECTION 32 30 00

SITE IMPROVEMENTS

PART 1 - GENERAL

GENERAL PROVISIONS

A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 01 - GENERAL REQUIREMENTS which are hereby made a part of this Section of the Specifications.

DESCRIPTION OF WORK

The work of this Section consists of all site improvement work as shown on Drawings, and as specified herein. Work Included but not limited to:

- 1. Unit Paving
2. Chipseal Paving
3. Irregular Bluestone Paving
4. Stone Walls
5. Stone Steps
6. Metal Hand Railings

DEFINITIONS

The following related items are included herein and shall mean:

- A. ASTM: American Society of Testing Materials
B. ASTM: American Society for Testing and Materials
C. A1011/A1011M Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Allow and High Strength Low-alloy with Improved Formability
D. A500-99 Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes
E. B-6-00 Standard Specification for Zinc
F. B-117-97 Standard Practice for Operating Salt Spray (Fog) Apparatus
G. F1083-97 Standard Specification for Pipe, Steel, Hot-Dipped Zinc-Coated (Galvanized) Welded, for Fence Structures
H. AASHTO: American Association of State Highway and Transportation Officials
I. American Iron and Steel Institute, applicable standards.
J. American Institute for Steel Construction (AISC): Code of Standard Practice for Steel Buildings and Bridges: Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings.
K. Federal Specs: QQ_1_652A, Iron Gray Castings; QQ_S741a, Steel Plates, Shapes and Bars, Carbon, Structural: WW_P521 Malleable Iron.
L. American Welding Society Code: Standard Code for Arc and Gas Welding in Building Construction.

SUBMITTALS

- A. Contractor to submit shop drawings for review by Architect or Structural Engineer as required. Shop drawings shall show all fasteners, inserts and connections for all elements as outlined below. Complete Shop drawings for:
1. Handrails at Front Entry Granite Steps
B. Contractor to submit samples of the following items:
1. Unit Paving
2. Irregular Bluestone Paving
C. Mockup (maybe incorporated into finished product) of the following items:
1. Stone Wall at Barn
2. Unit Paving at Drop off
3. Stone Steps
4. Irregular Bluestone Paving

PART 2 - PRODUCTS AND INSTALLATION:

CHIPSEAL PAVING

- A. Finished stone to be slate grey or as approved by Owner.
B. Insure 8" Process Base, Fine grade and roll to compact. Add layer of 3/4" clean stone to be paved down and roll to compact. A layer of hot liquid asphalt will then be applied and covered by a layer of 1/2" or 3/8" clean stone. Roll to compact. A second layer of hot liquid asphalt will then be applied and covered with Owner's choice of finished stone. Roll and compact to finish surface.

IRREGULAR BLUESTONE PAVING

- 1. Irregular stone shall be irregular shaped angular natural bluestone, split face or other hard, durable natural stone approved by Owner
2. 80% of stone pavers shall be larger than 4 square feet - Random sizes and shapes
3. Up to 20% of the stones may be chinking stones of less than 1 sq. ft. each

INSTALLATION

- A. Establish compacted subgrade base to dimensions shown on plan and to an elevation no greater than 10" below finish grade.
B. Spread 8" Compacted Processed Gravel
C. Spread Sand Setting Bed
D. The Stone Paving shall be carefully placed by hand. The bedding material may need to be shaped or hollowed to accommodate the paving piece, which should be consolidated to the required level using a mallet or rubber hammer before moving on to the next piece. Each piece should be tested to make sure it isn't rocking or moving; if there is any movement, pack more of the bedding mix beneath the piece until it is firm. Individual bedding also requires constant checking of levels, either by using taut string lines or straight-edge timbers, to ensure no hollows or peaks are inadvertently formed.
E. There shall be no deviation from a true grade greater than one-quarter inch (1/4") in ten feet (10). Surface of adjoining finish grade shall be flush.

- F. Contractor is responsible for protecting newly laid Stone Paving at all times. All necessary precautions shall be taken in order to avoid depressions and protect stone alignment. It shall be the Contractor's responsibility to re-set any stones that fall out of alignment.
G. Prior to acceptance, paved areas shall be flooded with water to assure there are not depressions. Remove and reset paving stones as required until surface is true to line and grade.

STONE WALL

- A. Stone shall be reclaimed stone from on site or obtained from local sources: Weymouth Seamface-Granite available from Plymouth Quarries, Hingham, 781-335-3686 or approved equal. Size and weight of stones to range from 25 to 250 lbs. for wall stone to be consistent in color range and texture.
B. Top course of stones shall be large stones 18" wide by 18" min. length by 6" minimum depth-- typical top stone course shall be stones weighing from 200-500 lbs. 66% of top of wall shall consist of stones that extend from front to back of wall and extend at least 18" running with face of wall.

INSTALLATION STONE WALL

- A. Excavate to lines and grades shown on drawings and provide crushed stone foundation. Place stone courses with overlapping joints such that all joints are covered with stones above and no vertical joint between stones travels more than 1/2 of the way upward through the wall and crosses no more than two stones vertically. All stones shall be firmly placed and shimmed as required to be well locked together. Provide large stones as rowlocks which tie front and back of wall together.
B. Select stones so that large stones are evenly spread from bottom to the top course immediately below the top capping stones. No areas shall have excessive numbers of small stones. Select and evenly distribute split face and seamface stones throughout the wall. Stack and place stones in a generally ashlar pattern covering joints below a minimum of 4". All stones shall be placed in a generally horizontal format. No stacking of stones in a vertical format is acceptable.
C. Mortar shall be placed within the interior of the wall to secure and lock stones together and preclude their shifting. Mortar shall not be used as an alternative to the careful placement, overlapping of stones or used in place of rowlock stones to tie the front of the wall together with the back of the wall.
D. No mortar shall be visible at the front face of the wall. The Contractor shall carefully convey mortar such that the exposed faces of stones are not stained with mortar.
E. The top course of capping stones shall consist only of large stones neatly trimmed to meet the adjacent stones. Top course of stones shall be 18" wide by 18" min. length by 6" minimum depth. The depth of coping stones shall vary between 4" minimum and 10" maximum.
F. Carefully choose stones to weave corners with longer horizontal stones interlaced to front and to side such that these stones form a right angle with reasonably vertical faces. Corner stones shall be carefully woven into the stones to the sides and back such that the wall corners are strong and that corner stones do not slide or fall out of place.

STONE STEPS

GRANITE: Smokey Mountain Blue Granite Steps available from Plymouth Quarries, Hingham, MA 781-335-3686 or approved equal. Granite shall be sound, durable stone, free from imperfections such as knot formations, starts, cracks or seams which may impair its structural integrity. Granite shall be free of minerals that may cause objectionable staining under normal environments of use. Sizes shall be as indicated on the Drawings.

- C. Color shall be according to approved sample colors
D. GRANITE FINISHES [as defined by the National Building Quarries Association, Inc.
a. Top and side surfaces shall be steeled finished.
b. Face shall be split.

INSTALLATION

- A. At Dry Laid Installations: Place crushed stone base in accordance with Division 31 00 00 Earthwork, to bring base to the sections and elevations shown on the Drawings.
B. Set all steps accurately in strict accordance with the Drawings. Set each step level with a 1% "wash", true to line and grade.
A. For Steps set on concrete base: Concrete base for steps shall be accurately formed so that the steps accurately meet the design elevations shown on the plans and details. Set all steps accurately in strict accordance with the Drawings. Set each step level with a 1% "wash", true to line and grade. Unless otherwise indicated, set stones in full beds of mortar with all vertical joints slushed full, and all holes completely filled.
B. "Back Butter" steps with mortar slurry before setting on mortar setting bed. Tamp and beat stone to level and embed them in setting bed to full, solid and even bearing. Do not use pinch bar on exposed face of stone.
C. Stone Joints: Butter vertical joints for full width before setting. Fully fill vertical joints with mortar, unless otherwise indicated. Neatly point all vertical and horizontal joints approximately 1/8" recess.

METAL HANDRAILINGS

- A. Install according to approved Show Drawings
B. Uniform load of 50 lbf/ ft. (0.73 kN/m) applied in any direction.
C. Concentrated load of 200 lbf (0.89 kN) applied in any direction.
D. Uniform and concentrated loads need not be assumed to act concurrently.

Welding:

- A. All surfaces shall be clean, free of rust, paint, and foreign matter of any kind. Burned edges to be welded shall be chipped clean and wire brushed before welding.
B. Weld Metal: Weld metal shall be thoroughly fused with the base metal along surfaces and edges of the union. Penetration shall be 1/8 inch (4 mm) minimum and shall be into the root of the joint.
C. Weld Quality: Welds shall present a uniform surface, free of imperfections, without undercutting or overlapping, and free from excessive oxides, gas pockets, and nonmetallic inclusions. Welds shall be made with the proper number of beads or passes to secure sound, thoroughly fused joints. Provide backup bars, temporary backup bars, or backup welds for full-penetration butt welds. Each deposit shall not exceed 1/2 inch (12 mm) of weld for each pass of bead. Preceding layers shall be cleaned by wire brushing or preening to remove scale and slag before placing new weld material.
D. Faulty and Defective Welding: Welding showing cracks, slag inclusion, lack of fusion, bad undercut, or other defects ascertained by visual or other means of inspection, shall be chipped out and properly replaced.



WILLOW HILL LLC
459 WOLF DEN ROAD
BROOKLYN, CT
LANDSCAPE PLAN



REVISIONS

Table with columns: MARK, ISSUE, DATE

DRAWING INFORMATION

ISSUE:
DATE: 11/25/2022
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE

LANDSCAPE SPEC
PAVING WALLS

DRAWING NUMBER

LS1

SECTION 32 92 00

LAWNS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The General Documents, as listed on the Table of Contents, and applicable parts of Division 1, GENERAL REQUIREMENTS, shall be included in and made a part of this Section.
- B. Examine Drawings and other Sections of the Specifications for requirements affecting work of this Section.

1.2 SCOPE

- A. Provide labor, materials, equipment, services and transportation required to complete lawn work as shown on Drawings and specified herein and includes, but is not limited to, the following:
 1. Preparation of subgrade in areas to receive topsoil for lawn areas.
 2. Place topsoil and finish grade for lawn areas.
 3. Seeding fine lawns.
 4. Sodding -
 5. Protecting and maintaining lawn areas until Final Acceptance.

1.3 EXAMINATION OF SITE AND DOCUMENTS

- A. Areas of lawn work shall be inspected before start of work and correct defects such as incorrect grading.
- B. Contractor shall be solely responsible for judging full extent of work requirements involved. By submitting bid, Contractor affirms he has carefully examined the site and conditions affecting work. No claim for additional costs will be allowed because of lack of knowledge of actual existing conditions.
- C. Drawings, surveys, measurements, and dimensions under which work is to be performed are believed to be correct, but Contractor examine them for himself during bidding period, as no additional compensation will be made for errors or inaccuracies found therein.

1.4 PERMITS AND CODES

- A. Work shall conform to Drawings and Specifications and shall comply with applicable codes and regulations.
- B. Comply with rules, regulations, laws and ordinances of the Town of Brooklyn, CT and other authorities having jurisdiction. Labor, materials, equipment and services necessary to make Work comply with such requirements shall be provided without additional cost to Owner.
- C. Arrange for and obtain permits and licenses required to complete Work. Fees not waived shall be paid for by Contractor.
- D. Conduct operations to minimize interference with use of roads, driveways, or other facilities near enough to Work to be affected.

1.5 DEFINITIONS

- A. The following related items are included herein and shall mean:
 1. ASTM: American Society of Testing Materials.
 2. AAN: American Hort.
 3. ANSI: American National Standards Institute.
 4. AOAC: Association of Official Agricultural Chemists.
 5. USDA: United States Department of Agriculture.

1.6 SAMPLES/SUBMITTALS

- A. Sample submissions and other submittals shall be in accordance with the requirements of the General Conditions, Supplementary Conditions and the Submittals Section.
- B. Prior to ordering materials listed below, submit representative samples to Architect for selections and approval as follows. Do not order material until Architect's approval has been obtained. Delivered materials shall closely match approved samples.
 1. Submit manufacturer's certificates of compliance listing analysis for the following:
 - a. Fertilizer
 - b. Lawn Seed
 2. Submit manufacturer's certificates of compliance with each shipment of each seed and sod type. Certificate from seed and sod supplier shall indicate seed is true to variety indicated on packaging. Certificates shall include guaranteed percentages of purity, weed content and germination of seed, net weight and date of shipment. No seed may be sown until certificates have been submitted.
- C. Submittal Schedule
 1. Before installation:
 - a. Manufacturer's Product data
 - b. Test Reports
 - c. Seed Certifications

1.7 QUALITY ASSURANCE

- A. Work under this Section shall be performed by workmen experienced in lawn installation under full time supervision of qualified foreman.

1.8 DELIVERY AND STORAGE

- A. Deliver material to site in original unopened packages, showing weight, manufacturer's name and guaranteed analysis.
- B. Store materials in such a manner that their effectiveness and usability will not be diminished or destroyed and shall be uniform in composition, dry, unfrozen and free flowing. The Architect reserves the right to reject material which has become caked or otherwise damaged or does not meet specified requirements.

PART 2 - PRODUCTS

2.1 TOPSOIL BORROW

- A. Topsoil borrow shall be as described in Section 329300 Planting.
- B. Deficiencies in Topsoil shall be corrected by Contractor as directed by testing agency.
- C. No Topsoil shall be delivered or handled in a frozen or muddy condition.

2.2 TOPSOIL ADDITIVES

- A. Organic Fertilizer shall be derived: complete fertilizer and a standard product complying with State and United States fertilizer laws. Fertilizer shall be delivered to site in original unopened containers which shall bear manufacturer's name and guaranteed statement of analysis. Fertilizer for incorporation into lawn areas prior to seeding shall contain 5 percent nitrogen, 10 percent phosphorus, and 5 percent potash by weight of ingredients or as otherwise indicated by soil test results. Fertilizer shall have its nitrogen in a water soluble form derived from urea, ammonium nitrate, or ammonium phosphate.
- B. Superphosphate: finely ground phosphate rock as commonly used for agricultural purposes and shall contain not less than 18 percent available phosphoric acid.
- C. Ground Limestone: dolomite limestone and contain not less than 85 percent of total carbonates and magnesium and shall be ground to such fineness that 50 percent will pass a 100 mesh sieve and 90 percent will pass through a 20 mesh sieve. Coarser material will be accepted provided the specified rates of application are increased proportionately on the basis of quantities passing the 100-mesh sieve.

2.3 MAINTENANCE FERTILIZER

- A. Maintenance fertilizer: shall contain 4 percent nitrogen, 1 percent phosphorus, and 2 percent potash by weight of ingredients. Fertilizer shall have its nitrogen in water soluble form derived from urea, ammonium nitrate, or ammonium phosphate.

2.4 SEED

- A. Seed mixture: fresh, clean, new crop seed. Seed can be mixed by an approved method on site or can be mixed by dealer. If seed is mixed on site, each variety shall be delivered in original containers bearing dealer's guaranteed analysis. If seed is mixed by dealer, Seeding Contractor shall furnish to the Architect the dealer's guaranteed statement of composition of mixture and percentage of purity and germination of each variety.

B. Seed Mixture Seeded Lawn:

	Proportion of mix after purity	Minimum germination
Reliant Hard Fescue	40%	95%
Jamestown II Chewings Fescue	40%	95%
Palmer II perennial ryegrass	20%	95%

- 1. Chewings fescue, hard fescue, tall fescue and ryegrass shall contain *Acromonium* endophytes. Seed containing endophyte must be kept cool and dry at all times; do not stockpile in the sun.
- 2. If cultivars as listed are not available, others can be substituted with Architect's approval.

2.5 SOD

- A. Grade 1 Sod shall be a mixture of Kentucky Bluegrass varieties, with a minimum of 10% Red Fescue or Chewing Fescue. Sod shall be well rooted turf free from disease, insect pests, weeds and any other harmful matter.
- B. Sod shall be machine cut at a uniform soil thickness of 3/4 inch, plus or minus 1/4 inch, at the time of cutting. Measurement of thickness shall exclude top growth and thatch. Individual pieces of sod shall be cut to the supplier's standard width and length. Maximum allowable deviation from standard widths and lengths shall be 5%. Broken pads and torn or uneven ends will not be acceptable. Sod shall be at least one year old from time of original seeding.
- C. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically from a firm grasp on the upper 10% of the section.
- D. Sod shall be harvested, delivered and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved by the Architect prior to its installation. Soil on sod pads shall be kept moist at all times.

2.6 COMPOST

- A. Shall be as described within Section 329000 Planting.

PART 3 - EXECUTION

3.1 LAWN WORK SCHEDULE

- A. Lawn work shall proceed on schedule in conformance with project phasing as indicated on phasing drawings and specified under General Conditions. These requirements will be strictly adhered to.
- B. The Contractor is responsible for maintenance work on installed lawn until an acceptable lawn is established for a minimum of 60 days.

3.2 INSTALLATION OF NEW LAWNS

- A. Preparation of subgrade
 1. Before beginning work of this Section, Lawns Subcontractor shall inspect the subgrade with the Architect to ensure that debris remaining from construction of building has been removed. Coordinate with General Contractor to remove remaining debris. Coordinate additional work to and adjustment of subgrade with General Contractor. Do not begin placing Topsoil on subgrade until receipt of Architect's approval.
 2. Prior to placing topsoil layer, cultivate subsoil with chisel plow or other approved method to 6" depth. Rake surface of subsoil to remove rocks in excess of 3". Grade subgrade to evenly file slopes parallel to final finished grade. Note that subgrade must pitch to drain. Architect shall inspect and approve subgrade before placing the topsoil.
 3. Place 2"-3" layer of topsoil and rake or rototill the topsoil into the top 2-3" of the subsoil. Place the remaining topsoil to meet the finish grade.
 4. Provide and set sufficient grade stakes, as determined by Architect, to ensure correct line and grade of finish grade.
- B. Placing Topsoil
 1. Place and spread Topsoil over approved areas to depth sufficiently greater than depth required so after natural settlement and light rolling, complete work conforms to lines, grades and elevations indicated, and ensures proper drainage in an uninterrupted pattern free of hollows and pockets. Topsoil depth after rolling shall be 6".
 2. Roll entire surface with roller weighing approximately one hundred pounds per foot of width. During rolling fill depressions caused by settlement with additional loam borrow and regrade and roll until surface presents smooth, even and uniform finish and is up to required grade. Obtain approval from Owner's Representative of finish grading and rolling of Topsoil borrow.
 4. Placing, tilling, rolling and finish grading of Topsoil borrow shall be performed with agricultural machinery designed for that purpose to prevent over compaction of seed bed. Heavy construction equipment shall not be permitted for these purposes.
 5. No subsoil or Topsoil borrow shall be handled if in a wet or frozen condition.
- C. Application of fertilizers
 1. Prior to seeding, apply uniform application of 5-10-5 fertilizer at rate of 440 pounds per acre. Work into soil with seed application described below.

3.3 SEEDING SEASON

- A. Seeding dates are as follows:
 1. April 15 to June 1, September 1 to October 15.
- B. Seeding other than within the above season shall be allowed only when ordered by Architect or when Contractor submits written request for permission to do so and permission is granted. Newly seeded areas, if seeded out of season, must be continuously watered according to good practice if seeding is done between June 1 and September 1. Seeding done outside dates established above shall be solely at Contractor's risk.

3.4 SOWING OF SEED

- A. Seeding: Seeding shall consist of soil preparation, seeding, raking, rolling, weeding, watering and otherwise providing labor and materials necessary to secure establishment of acceptable turf.
- B. Sowing of Seed: Immediately before seed is sown, ground shall be scarified or raked lightly until surface is smooth, friable, and of uniformly fine texture. No seeding shall be done during windy weather. Sow seed in two directions right angles to each other, applying 3 lbs. of seed per 1,000 sq. feet in each direction. Sow seed evenly using a cultipacker or approved seeding device (if cultipacker is not used, cover seed with thin layer of Topsoil borrow by dragging, light raking or other approved method). Roll in both directions with hand roller weighing approximately one hundred pounds per foot of width, and water with fine spray. Provide protective fencing where required to keep area undisturbed until grass is established.
- C. Hydroseeding is allowed as an alternative to seeding with a cultipacker. Hydroseeding shall provide an even and uniform coverage of seed at the rates described above. Incorporation of a starter fertilizer may be included in the hydroseed mixture. Note that spreading of required lime and fertilizer shall be done by mechanical means as described herein. Provide a cellulose mulch and include a tackifier on all sloped areas.

3.5 SODDING -

- A. Limit of sodding shall be as shown on the Drawings. All areas on the plan are to be sodded only after written approval of the placement of topsoil and finished grading or as directed by the Architect.
- B. Planting season for sod shall be from April 15 to June 1 and from August 15 to November 1. The actual planting of sod shall be done, however, only during periods within this season which are normal for such work as determined by weather conditions and by accepted practice in this locality. At his option and on his responsibility the Contractor, may plant sod under unseasonable conditions without additional compensation but subject to Architect's approval as to time and methods.
- C. Sodding of lawns shall be done only by experienced workmen under the supervision of a qualified foreman. Sodding shall consist of soil preparation, sodding, rolling, pegging, weeding, fertilizing, watering and watering and otherwise providing all labor and materials necessary to secure the establishment of acceptable turf.
- D. The soil on which the sod is laid shall be reasonable moist and shall be watered, if directed by the Architect. The sod shall be laid smoothly, edge to edge, and where continuous or solid sodding is called for on the plans sod shall be laid with the longest dimension parallel to the contours. Sodding shall start at the base of slopes and progress upward in continuous parallel rows. Vertical

joints between sods shall be staggered. Immediately after laying, sod shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, insure knitting and protect all exposed sod edges, but without displacement of the sod or deformation of the sod surface. The sodded areas shall be watered evenly and at a rate of five gallons per square yard, unless otherwise directed by the Architect.

- E. In all swales, on all slopes one on three or steeper and elsewhere where specified or as directed by the Architect, sods shall be held in place by stakes. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to be pegged and the stakes shall be not more than two feet apart. Stakes shall have their flat sides against the slope and be driven.

3.6 WATERING

- A. Watering of Seeded Areas
 1. First Week: Provide labor and arrange for watering necessary to establish acceptable lawn. In absence of adequate rainfall, watering shall be performed daily and as necessary during first week and in sufficient quantities to maintain moist soil to two inch minimum depth.
 2. Second and Subsequent Weeks: Water lawn to maintain adequate moisture in upper 5 inches of soil, necessary for deep root growth promotion.
 3. Watering in a manner providing uniform coverage while preventing erosion due to application of excessive quantities over small areas, and prevent damage to finished surface by watering equipment. Provide sufficient watering equipment to apply one complete coverage to seeded areas in eight hour period.
 4. If Sodded lawn is included, provide additional watering to keep sod moist without creating muddy saturated conditions in topsoil below sod.

3.7 MAINTENANCE

- A. Maintenance begins immediately after lawn is installed and continues according to the following requirements:
 1. Lawns shall be maintained for a minimum of 60 days and as long as required to establish uniform, thick, well-developed stand of grass.
 2. Mowing: Mow lawns at seven day intervals or more frequently if required. First mowing when grass has reached 2 1/4"-2 1/2" height, and cut grass to 2" height. Subsequent mowings shall cut grass to 2" height. Mow in the fall until growth of grass ceases, and resume in spring when grass reaches 2 1/2" height.
 3. Apply uniform application of 4-1-2 soluble nitrogen (urea or ammonium nitrate) fertilizer at rate of 44 pounds nitrogen per acre throughout maintenance period. Initial application 3 to 4 weeks after seeding. Additional applications shall occur at four week intervals or as directed Owner's Representative.
 4. Lawn areas shall continue to be watered as described above.
 5. After grass has started, areas which fail to show uniform, thick, well-developed stand of grass shall be immediately re-seeded repeatedly until areas are covered with satisfactory growth of grass as determined by Architect.
 6. Repair damage from erosion, gullies, washouts, or other causes immediately by filling with loam borrow, tamping, re-fertilizing and re-seeding.

3.8 INSPECTION FOR ACCEPTANCE

- A. Conditions of Acceptance
 1. Lawn acceptance shall be given for entire lawn area. No partial acceptance shall be given.
 2. Lawns shall exhibit uniform, thick, well-developed stand of grass. Lawn areas shall have no bare spots in excess of four inches in diameter and bare spots shall comprise no more than two percent of total area of lawn.
 3. No lawn areas shall exhibit signs of damage from erosion, washouts, gullies, or other causes.
 4. Pavement surfaces and site improvements adjacent to lawn areas shall be clean and free of spills or overspray from placing or handling of loam borrow and seeding operations.
- B. Inspection and Acceptance
 1. Upon written request of the Contractor, the Architect shall inspect lawn areas to determine completion of Contract work. This request must be submitted a minimum of five days prior to anticipated inspection date.
 2. If lawn areas are not acceptable, the Architect shall indicate corrective measures to be taken, and extend maintenance period as necessary for completion of work. Contractor shall request a second inspection of lawns as described above. This process shall be repeated until total lawn area being inspected is acceptable.
 3. If the lawn areas are acceptable to Architect, he shall arrange meeting of Contractor and Owner to accept lawn work. Final inspection shall be part of this meeting to insure acceptability. At this meeting, Contractor shall be furnished with written acceptance of lawn approval. Contractor shall hand over maintenance of lawn to Owner at this meeting.
 4. Following the acceptance of lawns, Contractor shall provide Owner with access to lawn areas as required for the Owner's maintenance work.
- C. Cleanup
 1. Following lawn acceptance, Contractor shall immediately remove materials and equipment not required for other planting or maintenance work. Materials and equipment remaining on site shall be stored in locations which do not interfere with Owner's maintenance of accepted lawns or other construction operations.
 2. Contractor shall be responsible for keeping paving and building surfaces clean during placement of loam and seeding operations. Spills and oversprays shall be cleaned up immediately. Acceptance shall not be granted until this condition is met.

END OF SECTION



WILLOW HILL LLC
459 WOLF DEN ROAD
BROOKLYN, CT
LANDSCAPE PLAN



REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: _____
DATE: 11/25/2022
SCALE: _____

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE

LANDSCAPE SPEC
LAWN

DRAWING NUMBER

LS2

SECTION 32 90 00

PLANTING

PART 1 - GENERAL

1.1 GENERAL PROVISIONS

A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 01 - GENERAL REQUIREMENTS which are hereby made a part of this Section of the Specifications.

1.2 DESCRIPTION OF WORK

A. The work of this Section consists of all Planting work and related items as indicated on the Drawings and/or as specified herein and includes, but is not limited to, the following:

- 1. Preparation of Planting Mixture
2. Planting of trees, shrubs, groundcover, and perennials on site.
3. Mulching of all plantings
4. Maintenance

B. Definitions

The following related items are included herein and shall mean:

- 1. AOAC: Association of Official Agricultural Chemists.

1.3 SUBMITTALS

A. All sample submissions and other submittals shall be in accordance with the requirements of the GENERAL CONDITION, SUPPLEMENTARY GENERAL CONDITIONS.

B. Prior to ordering the below listed materials, submit representative samples to Architect for selection and approval as follows. Do not order material until Architect's approval has been obtained. Delivered materials shall closely match the approved samples.

- 1. Compost: The Contractor shall provide a one (l) cubic foot representative sample from each proposed source for testing and approval as directed herein.
2. Topsoil: The Contractor shall provide a one (l) cubic foot representative sample from each proposed source for testing and approval as directed herein.
3. Sand: The Contractor shall provide a one (l) cubic foot representative sample from each proposed source for testing and approval as directed herein.
4. Prior to ordering the above listed materials, submit representative test samples of individual components for planting soil mixes.

After test results for components have been accepted, create sample mixes of each planting soil mix and perform tests described below.

D. Test Reports: Submit certified reports for tests as described in this Section to Architect. Contractor shall pay for costs of testing and review of test results by an independent source if it is deemed necessary by the Landscape Architect.

- 1. Mechanical gradation (sieve analysis) shall be performed and compared to the USDA Soil Classification System.
2. The silt and clay content shall be determined by a Hydrometer Test of soil passing the #270 sieve after destruction of organic matter by H2O2.
3. Chemical analysis shall be undertaken for Nitrate Nitrogen, Ammonium, Nitrogen, Phosphorus, Potassium, Calcium, Magnesium, Lead, Chromium, Aluminum, Soluble Salts, acidity (pH), buffer pH and micronutrients.
4. Tests shall be conducted in accordance with Recommended Soil Testing Procedures for the Northeastern United States, 2nd Edition, Northeastern Regional Publication No. 493;
5. Certified reports on analyses from producers of composted organic materials are required, particularly when sources are changed.
6. Density Tests: ASTM D1556 Density of soil and rock in place using Sand Cone Method* or with Nuclear Density (e.g. Troxler) equipment.

E. Certificates: Provide certificates required by authorities having jurisdiction, especially for any composted materials containing sewage sludge. Approval as EPA Type 1 "exceptional quality" is required as well as that of the State of Connecticut.

1.4 CERTIFICATION OF ACCEPTANCE AND GUARANTEE

A. After the minimum sixty (60) day maintenance period, the Contractor shall request the Architect, in writing, for an inspection to determine whether the plant material is acceptable. If the plant material and workmanship are acceptable, written notice will be given by the Architect to the Contractor stating that the one year maintenance and guarantee period begins from the date of the Certificate of Acceptance.

B. If any plants are sickly and dead at the time of inspection, acceptance will not be granted, and the

Contractor's responsibility for maintenance of all the plants shall be extended until replacements are made. All plants unacceptable to the Architect shall be promptly removed from the project. Replacements shall conform in all respects to the specification for new plants and shall be planted in the same manner.

C. Plants shall be guaranteed for a period of one year after inspection and issuance of Certificate of Acceptance, and shall be alive and in satisfactory growth at the end of the guarantee period. The sum of 10% of the total cost of the planting contract shall be retained and paid to the Contractor after replacements have been made, one year from acceptance of original planting.

D. At the end of the guarantee period, inspection will be made again. Any plant required under this contract that is dead or unsatisfactory shall be removed from the site. Each plant shall show at least 75% healthy growth and shall have the natural character of a plant of its species in accordance with the American Hortis. These plants shall be replaced live during the normal planting season. A final inspection for acceptance will be made after the replacement plantings have lived through one year.

E. All replacements shall be plants of the same kind, size and quality as specified in the PLANT LIST. The cost shall be borne by the Contractor, except for possible replacements due to vandalism or neglect on the part of others.

PART 2 - PRODUCTS

2.1 COMPOST (Organic Amendment Materials)

A. Organic Matter (Compost) for amending planting media shall be a stable, humus-like material produced from the aerobic decomposition of organic residues. The residues, if biosolids, shall consist of compost meeting MA DEP Type 1 requirements or approved equal. Leaf or Yard Waste Compost, shall be composted for a minimum of one year (12 months). Compost shall be free of debris such as plastics, metal, concrete or other debris and stones larger than 3/8", larger branches and roots and wood chips over 3/8" in length or diameter.

- 1. The ratio of carbon to nitrogen shall be in the range of 12:1 to 25:1.

2. Stability shall be assessed by the Solvita procedure. Protocols are specified by the Solvita manual (version 4.0). The compost must achieve a maturity index of 6 or more as measured by the Solvita scale. Stability tests shall be conducted by Woods End Research Laboratory, Mt. Vernon, Maine, Soil Control Laboratory of California, or approved equal.

3. Organic Content shall be at least 20 percent (dry weight). One hundred percent of the material shall pass a 3/8-inch (or smaller) screen. Debris such as metal, glass, plastic, wood (other than residual chips), asphalt or masonry shall not be visible and shall not exceed one percent dry weight. Organic content shall be determined by weight loss on ignition or H2O2 for particles passing a Number 10 sieve according to procedures performed by the West Experiment Station at the University of Massachusetts, Amherst or equal. For loss by ignition, a 50-cc sub-sample of the screened and mixed compost is ground to pass the number 60 sieve. Two to three grams (+ 0.001g) of ground sample dried to a constant weight at 105 degrees C is placed into a muffle furnace. The temperature is slowly raised (5C/minute) to 450C and maintained for three hours. The sample is removed to an oven to equilibrate at 105C and the weight is taken. Organic matter is calculated as loss on ignition.

4. pH: The pH shall be between 6.5 to 7.2 as determined from a 1:1 soil-distilled water suspension using a glass electrode pH meter American Society of Agronomy Methods of Soil Analysis, Part 2, 1986.

5. Salinity: Electrical conductivity of a one to five soil to water ratio extract shall not exceed 2.0 mmhos/cm (ds/m).

6. The compost shall be screened to 3/8 inch maximum particle size and shall contain not more than 3 percent material finer than 0.002mm as determined by hydrometer test on ashed material.

2.2 TOPSOIL

A. Topsoil as required for the work shall be a fine sandy loam that has been thoroughly screened to remove stones larger than 1", roots or other objectionable, extraneous matter or debris. Topsoil shall be free of subsoil, earth clods, sticks, stumps, and clay lumps. Topsoil shall also be free of quack-grass rhizomes, Agropyron Repens, and the nut-like tubers of nutgrass, Cyperus Esculentus, and all other primary noxious weeds. Topsoil shall not be delivered or used for planting while in a frozen or muddy condition. Topsoil for mixing shall conform to the following grain size distribution for material passing the #10 sieve:

B. The ratio of the particle size for 80% passing (D80) to the particle size for 30% passing (D30) shall be 6.5 or less. (D80/D30 < 6.5). Maximum size shall be one inch largest dimension. The maximum retained on the #10 sieve shall be 20% by weight of the total sample.

C. Tests shall be by combined hydrometer and wet sieving in compliance with ASTM D422 after destruction of organic matter by H2O2.

D. The organic content shall be between 4.0 and 8.0 percent.

2.4 PLANTS

A. The Contractor shall furnish and plant all plants shown on the Drawings, as specified, and in quantities listed on the PLANT LIST. No substitutions will be permitted. In case of conflict between the Planting Plan and the Plant List, the Plant List shall prevail. All plants shall be nursery grown:

- 1. The Contractor is responsible for paying all shipment and shipment related costs for this Contract. If any plant is damaged by digging or during transit or off loading, it shall be the Contractor's responsibility to replace the unacceptable plant at his/her expense.
2. It shall be the Contractor's responsibility at the end of the guarantee period to replace any plant at no additional cost to the Owner that the Architect determines unacceptable. The Contractor shall pay all replacement costs, maintain the replacement plants for a minimum of thirty (30) days or until acceptance.

B. Plants shall be in accordance with the American Standard Nursery Stock by American Hort, Latest edition.

C. All trees shall exhibit distinctive character and form and shall be well branched and fully covered with foliage. Trees shall meet the requirements for spread or height stated in the plant list. The measurements for height are to be taken from the ground level to the average height of the tree not to the highest branch. The thickness of each shrub shall correspond to the trade classification "No. 1" AAN standard. The side branches must be generous, well twigged, and the plant as a whole well-branched. The plants must be in a moist condition, free from dead wood, bruises or other root or branch injuries. Plants shall not be pruned prior to delivery.

D. All plants shall be healthy, free of insects and diseases.

E. Product Delivery, Storage and Handling

1. All plants shall be carefully handled so that the roots are adequately protected and moist at all times. Plants shall not be pruned prior to planting. The balls of balled and burlapped plants shall be well protected before, during and upon delivery and until planted. Plants delivered by truck shall be properly wrapped and covered to prevent wind-drying and desiccation of branches, leaves or buds; plant balls should be firmly bound, unbroken, reasonably moist to indicate watering prior to delivery and during storage and tree trunks should be free from fresh scars and damage in handling. Plants shall be delivered in box trucks or covered with planting tarps. Any plants that are shipped without protection will be rejected upon arrival. Trees and other plants arriving with dry rootballs shall be rejected. If immediate planting is not feasible, protect all plants from sun and drying wind by mulching. Balled and burlapped plants shall not be planted if the ball is cracked or broken either before or during the process of planting.

F. All Plants shall be typical of their species or variety and shall have a normal habit of growth and be legibly tagged with the proper name. Only plant stock within the hardiness Zone 1 through 5, as established by American Hort.

G. The root system of each shall be well provided with fibrous roots. All parts shall be moist and show active green cambium when cut. They shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae.

H. All plants must be moved with the root systems as solid units with balls of earth firmly wrapped with untreated eight ounce burlap, firmly held in place by a stout cord or may be placed in metal baskets and that are carefully tightened to firmly hold the roots and soil in place. No "burlap" made of synthetic fibers will be acceptable. The diameter and depth of the balls of earth must be sufficient to encompass the

fibrous and root feeding system necessary for the healthy development of the plant. No plant shall be accepted when the ball of earth surrounding its roots has been badly cracked or broken preparatory to or during the process of planting.

1. At least 75% of the plants furnished for each size range shown on the Plant List shall be at or above the average between the maximum and minimum size specified. If a nursery supplies material at a specific height (not a range), then the larger size of the specified range shall be furnished.

J. Plant material which is to be planted after the specified seasons for planting shall be dug during the normal season for digging of the particular plant material and be stored and maintained in good health until planting. The Contractor shall assume all costs for maintaining plant material while it is being stored.

K. The Contractor shall provide a list of suppliers in sufficient time to allow the Architect to inspect the plants prior to delivery.

1. The Contractor shall request, in writing, that the Landscape Architect provide representative to select and tag representative stock to be planted under this Section. The Contractor shall pay for time incurred by the Landscape Architect at standard rates not to exceed \$90/hr.; the expense for transportation (mileage at \$.55).

2. Plants shall be selected by the Landscape Architect at the place of growth for conformity to specification requirements as to quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work. Cost of replacement shall be borne by the Contractor.

L. Plants shall be dug with care and skill. Special precautions shall be taken to avoid any unnecessary injury to, or removal of fibrous roots. Each species or variety shall be handled and packed in the approved manner for that particular plant. All precautions shall be taken to ensure the arrivals of plants at the project site are in good condition for successful growth.

M. Requests for plant substitutions shall be made at least 5 days before the plants are to be planted and such requests shall list at least 5 major nursery sources contacted for confirmation of unavailability.

2.6 WATERING

A. The Contractor shall be responsible to furnish his own supply of water to the site at no extra cost. If possible, the Owner will furnish the Contractor upon request with an adequate source and supply of water at no charge. However, if the Owner's water supply is not available or not functioning, the Contractor will be held responsible to furnish adequate supplies at his own cost. All work injured or damaged due to the lack of water, or the use of too much water, shall be the Contractor's responsibility to correct. Water shall be free from impurities injurious to vegetation.

2.7 ANTIDESISICCANTS

A. Antidesiccants shall be emulsions or other materials which will provide a protective film over plant surfaces permeable enough to permit transpiration and specifically manufactured for that purpose. Manufacturer of Antidesiccant shall be subject to the Architect approval. Antidesiccant shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's instructions.

2.8 BARK MULCH

A. Bark mulch shall be shredded bark averaging 1/2 to 2 inches in length and shall be no less than 6 months old nor more than 1 year old. It shall be free of sticks leaves twigs and other debris to the satisfaction of the Architect. It shall not contain ground up construction debris, shipping pallets, or any toxic materials. It shall not have been subject to anaerobic conditions.

PART 3 - EXECUTION

3.1 TOPSOIL BASED PLANTING MIXTURES

A. "Planting Mixture": The Planting Mixture shall consist of a blend of approximately equal parts by volume of Topsoil, Sand and Compost. Blending of the components shall be carried out with earth moving equipment to mix components and then the material shall be run through a screening plant to thoroughly mix together the components prior to placement. The components shall be blended to create a uniform mixture as determined by the Landscape Architect.

- 1. The final mix shall have an organic content between 5 and 8 percent and conform to the following gradation requirements for material passing a Number 10 sieve.
2. Maximum size shall be one inch largest dimension. The maximum retained on the #10 sieve shall be 20% by weight of the total sample.
3. The ratio of the particle size for 80% passing (D80) to the particle size for 30% passing (D30) shall be 5.0 or less. (D80/D30 <5.0)

3.2 PREPARATION FOR PLANTING

A. Contractor shall carefully review details and specifications with Architect and Owners Representative before proceeding.

3.3 PLANTING ON SITE

A. Planting of any plant material includes: Coordination with the nursery, shipment from the nursery, the digging of the holes, provision of the soil additives and amendments, furnishing the plants of specified size with roots in the specified manner, the labor of planting and mulching, and the removal of all excess or debris material created as a result of the work.

B. Coordination with Existing Conditions: Prior to excavating for plants, the Contractor shall inform himself fully or existing conditions below grade. Specifically, the Contractor shall verify the location of underground utilities and, when working over the structure, the depth of waterproofing, drainage and other utility structures running below grade. The Contractor shall be liable for any damages resulting from his failure to ascertain subsurface conditions before proceeding with the work.

C. Planting on site:

- 1. All planting beds on the site shall have 12" of planting mix installed and graded prior to planting. Prior to placing planting mix, the Contractor shall excavate the beds to -12" and further excavate subgrade to loosen the subgrade and eliminate compaction due to construction activities to an additional 12" (-24" from finish grade). Contractor shall remove debris and stones larger than 6" from the subgrade.
2. The Contractor shall place 4" of planting mix on top of the subgrade and rake this planting mix into the top 4" of the subgrade. Backfill to finish grade.
3. All shrubs and trees shall be set on the ground by the Contractor in their approximate location for approval by the Landscape Architect before any excavation. The Contractor shall move plants as necessary to obtain the Landscape Architect's approval. Each plant location shall be carefully marked and the planting hole excavated so that the final arrangement of plants conforms to the location of plants as approved prior to planting. Before beginning any backfilling, the Contractor shall turn and otherwise correct the plant location as required by the Landscape Architect for his approval. Once final approval has been given by the Landscape Architect, the Contractor can proceed with the backfilling.
4. Trees shall be planted such that the rootflare is 3" above the surrounding grade. Provide saucers to contain water as shown on the detail and cover the surface of the saucer with mulch, leaving the actual rootflare uncovered with mulch.
5. Shrubs shall be planted such that the rootflare is 1" above the surrounding grade. Provide saucers to contain water as shown on the detail and cover the surface of the saucer with mulch. Note that all potted plants shall have the sides of the rootball and bottom of the rootball scarified to cut encircling roots.

D. Planting of Perennials and Groundcovers:

- 1. After all shrubs and trees have been planted, the planting beds shall be mulched. The Contractor shall then place all the perennials and groundcovers in locations for the Landscape Architect's approval and shall adjust the locations as directed to the satisfaction of the Landscape Architect. Each plant location shall be carefully marked and the mulch moved aside and a planting hole excavated so that the final arrangement of plants conforms to the location of plants as approved prior to planting.

E. All plant roots and earth balls must be damp and thoroughly protected from sun and wind from the beginning of the digging operation, during transportation and on the ground until the final planting. After

plant locations have been approved, and trees are backfilled to within 8" of the surface, remove burlap, rope, from the tops of root balls. Cut and remove the top of the wire cages for machine dug plants. Remove all non biodegradable twine. Untie or cut rope and twine that is tied around the root flare. Do not pull burlap out from under root balls.

F. The sides of rootballs of potted shrubs and perennials shall be scarified to cut or free encircling roots.

3.5 COMPLETION OF PLANTING OPERATIONS

A. After all trees, shrubs, perennials and groundcovers have been installed. All plants shall be flooded with water twice within the first 24 hours of the time of planting and all plants during the maintenance period shall be watered at least twice each week. At each watering the soil around all plants shall be thoroughly saturated. If sufficient moisture is retained in the soil, as determined by the Landscape Architect, the required watering may be reduced.

B. Shredded bark mulch shall be placed over entire planting areas to a settled depth of two inches, not later than one week after planting. No mulch shall be applied prior to the first watering of plant materials.

C. Pruning: All dead wood or suckers and all broken or badly bruises branches shall be removed back to a live bud, branch or stem. Never cut a leader and do not trim back the tips of branches.

D. Antidesiccant shall be applied to all evergreen plants before digging at the nursery or as directed by the Landscape Architect once the plants have been delivered to the site.

E. Absolutely no debris may be left on site. Excavated material shall be removed as directed by the Architect. Repair any damage to site or structures to restore them to their original condition as directed by the Architect, at no cost to the Owner.

F. The Contractor assumes responsibility for any damage caused to pavements, utilities and other elements of construction caused by planting operations. Provide all necessary materials and labor to protect any construction elements which may be endangered by planting installation or maintenance.

3.6 FERTILIZATION

A. Initial fertilization shall consist of the use of dry fertilizer, water-soluble fertilizer, or a combination of both.

B. Dry fertilizer, shall be incorporated in the planting mix, including fertilizer for acid-loving plants as appropriate.

C. Water-soluble fertilizer shall be dissolved in water at the rate recommended by the manufacturer. The thoroughly mixed solution shall be applied at the time of initial planting after the water used for back fill soaking has leached away.

D. Unless otherwise approved, refertilization shall be by a water-soluble fertilizer applied in conjunction with watering or by itself. No refertilization will be allowed after July 15th.

E. All plants shall be liquid-fertilized at least 3 times between May 15 and July 15th with water-soluble fertilizer mixed and applied as herein specified or as directed when applied with a watering.

F. The Contractor's guarantee period extends Spring to Spring, all plants shall receive an additional application of fertilizer in the Spring prior to final acceptance.

3.7 MAINTENANCE

A. Maintenance shall begin immediately after each plant is planted and shall continue until the issuance of the Certificate of Acceptance. The Contractor shall maintain all plants and plant beds for a period of one year after the issuance of the Certificate of Acceptance as part of the base contract. This maintenance includes providing supplemental watering to establish landscape plantings.

B. The Contractor shall furnish the Owner with a cost for one year of maintenance of all plantings along with the unit pricing for plants.

C. Maintenance shall consist of keeping the plants in a healthy growing condition and shall include watering, weeding, cultivating, mulching, removal of dead material, and resetting plants to proper grades or upright position.

D. If an irrigation system is part of the construction, the Contractor shall adjust the irrigation system to provide adequate water without overwatering any plantings. The Contractor shall reduce the time for irrigation to ensure that there are no soggy areas. Supplemental hand-watering of some plants may be required during the first year to preclude overwatering. Providing this supplemental hand watering is a requirement of the Contract. Ensuring that plantings are not overwatered is a requirement of the Contract.

E. If there is no automatic irrigation system, the Contractor shall water the plantings 3 times per week throughout the growing season during the one year guarantee period. At each watering, the soil around each tree or shrub shall be thoroughly saturated. If sufficient moisture is retained in the soil, as directed by the Architect, the required watering may be reduced. Trees will require a minimum of ten gallons of water each.

F. Planting beds shall be kept free of weeds and mulch shall be replaced as required to maintain a proper depth as specified.

G. Plants that die during the maintenance period shall be replaced as directed by the Architect.



WILLOW HILL LLC
459 WOLF DEN ROAD
BROOKLYN, CT
LANDSCAPE PLAN

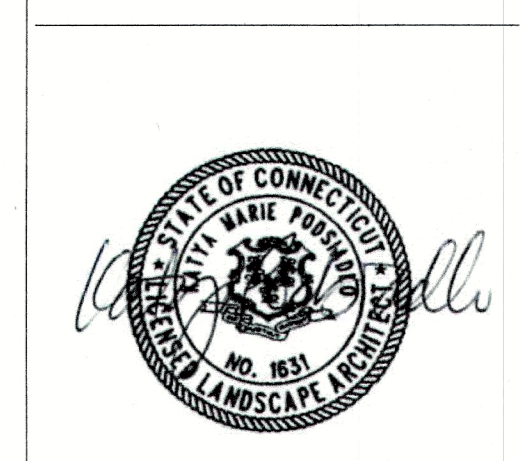


Table with 3 columns: REVISIONS, MARK, ISSUE, DATE

DRAWING INFORMATION
ISSUE:
DATE: 11/25/2022
SCALE:

PROJECT NUMBER:
DRAWN BY:
CHECKED BY:

DRAWING TITLE

LANDSCAPE SPEC
PLANTING

DRAWING NUMBER

LS3

© Verdant Landscape Architecture

The Brooklyn Planning and Zoning Commission regular meeting schedule for 2023 will be held on the first Wednesday of the month at 6:30 p.m. and third Tuesday of the month at 6:30 p.m. in-person meeting at Clifford B. Green Memorial Center 69 South Main Street and via Zoom on the following dates:

January 4, 2023

January 17, 2023

February 1, 2023

February 21, 2023

March 1, 2023

March 21, 2023

April 5, 2023 – Passover (starts at sundown)

April 18, 2023

May 3, 2023

May 16, 2023

June 7, 2023

June 20, 2023

July 5, 2023

July 18, 2023

August 2, 2023

August 15, 2023

September 6, 2023

September 19, 2023

October 4, 2023

October 17, 2023

November 1, 2023

November 21, 2023

December 6, 2023

December 19, 2023

TOWN OF BROOKLYN

Revenue Report

From Date: 7/1/2022

To Date: 11/30/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.00.0000.42203	Planning & Zoning Fees	(\$7,000.00)	(\$3,518.00)	(\$3,518.00)	(\$3,482.00)	\$0.00	(\$3,482.00)	49.74%
Grand Total:		(\$7,000.00)	(\$3,518.00)	(\$3,518.00)	(\$3,482.00)	\$0.00	(\$3,482.00)	49.74%

End of Report

TOWN OF BROOKLYN

P&Z Budget FY23

From Date: 7/1/2022

To Date: 11/30/2022

Fiscal Year: 2022 - 2023

Account Number	Description	Adj. Budget	Current	YTD	Balance	Encumbrance	Budget Bal	%Bud
1005.41.4153.51620	Planning & Zoning-Wages PT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.51900	Planning & Zoning-Wages-Rec. Secretary	\$4,200.00	\$1,400.00	\$1,400.00	\$2,800.00	\$2,800.00	\$0.00	0.00%
1005.41.4153.53020	Planning & Zoning-Legal Services	\$10,000.00	\$458.25	\$458.25	\$9,541.75	\$0.00	\$9,541.75	95.42%
1005.41.4153.53200	Planning & Zoning-Professional Affiliations	\$110.00	\$0.00	\$0.00	\$110.00	\$0.00	\$110.00	100.00%
1005.41.4153.53220	Planning & Zoning-In Service Training	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	100.00%
1005.41.4153.53400	Planning & Zoning-Other Professional Services	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55400	Planning & Zoning-Advertising & Legal Notices	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55500	Planning & Zoning-Printing & Publications	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	100.00%
1005.41.4153.55800	Planning & Zoning-Transportation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56900	Planning & Zoning-Other Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
1005.41.4153.56950	Planning & Zoning-State Marshal Surveyor/Support	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Grand Total:		\$17,810.00	\$1,858.25	\$1,858.25	\$15,951.75	\$2,800.00	\$13,151.75	73.84%

End of Report