

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting Agenda
Tuesday, March 21, 2023 6:30 p.m.**

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

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

- I. Call to Order
- II. Roll Call
- III. Seating of Alternates
- IV. Adoption of Minutes: Meeting March 1, 2023
- V. Public Commentary
- VI. Unfinished Business:
 - a. Reading of Legal Notices:
 - b. Continued Public Hearings:
 - 1. **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso.
 - 2. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher.
 - 3. **ZRC 23-001:** Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4.
 - c. New Public Hearings:
 - 1. **ZRC 22-009:** Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates.
 - d. Other Unfinished Business:
 - 1. **SP 22-008:** Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso.
 - 2. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher.
 - 3. **ZRC 23-001:** Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4.
 - 4. **ZRC 22-009:** Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates.
 - 5. **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6. ***Public Hearing 4/5/2023***
 - 6. **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare. ***Public Hearing 4/5/2023***
- VII. New Business:
 - a. Applications:
 - 1. **ZRC 23-003:** Multiple revisions concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1.
 - b. Other New Business:
- VIII. Reports of Officers and Committees
- IX. Public Commentary
- X. Adjourn

Michelle Sigfridson, Chairman

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, March 1, 2023 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	Go to https://www.zoom.us/join or Enter meeting ID: 879 2543 8541
Dial: 1-646-558-8656	
Enter meeting number: 879 2543 8541, then press #, Press # again to enter meeting	

MINUTES

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

Staff Present (in person): Jana Roberson, Town Planner and Director of Community Development; Austin Tanner, First Selectman (arrived at 8:28 p.m.).

Staff Present (via Zoom online): Margaret Washburn.

Also Present in Person: Norm Thibeault, P.E., Killingly Engineering Associates; Scott Hesketh, P.E., F. A. Hesketh & Associates; Paul Archer, Archer Surveying and KWP Associates; Nicole Wineland-Thompson Fisher; Daniel Blanchette, J & D Civil Engineers; Lou Polseno; J.S. Perreault, Recording Secretary.

There were approximately fourteen additional people present in the audience.

Present via Zoom online: Attorney Nicholas Mancuso; Gregory Fisher; Maria.

- III. Seating of Alternates** – None.

- IV. Adoption of Minutes:** Meeting February 1, 2023

Motion was made by C. Kelleher to approve the Minutes of the Regular Meeting of February 1, 2023, as presented.

Second by J. Haefele. No discussion.

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

- V. Public Commentary**

There were no comments from the public either in person or online.

- VI. Unfinished Business:**

- a. **Reading of Legal Notices:**

J. Roberson read aloud the Legal Notices for **SD 22-004**, **SP 22-007** and **ZRC 23-001** which were published in the *Turnpike Buyer*.

- b. **Continued Public Hearings:**

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

Norm Thibeault, P.E., Killingly Engineering Associates, represented the Applicant as well as Attorney Nicholas Mancuso who was present via online (Zoom).

Mr. Thibeault explained that he had given an extensive presentation at the last public hearing. He reviewed comments that he had received from Syl Pauley, NECCOG Engineer (letters from Syl Pauley dated January 25, 2023 and September 12, 2022 were included in packets), and comments from Jana Roberson.

- Mr. Thibeault reviewed his responses to Mr. Pauley's comments which were contained in Mr. Thibeault's letter dated February 24, 2023 (provided at the meeting, however page 2 of 3 was missing. Mr. Thibeault read aloud/explained all of the responses, including those from the missing page.):

16- Sheet Plan Set

#1 - They kept the designation but, they modified the phasing plans in a manner that show the final grading for the phase rather than interim grading during the phase. The only phase where the grading will not be as final is Phase I where they will be cutting in the road and installing utilities.

#2 - This has been corrected accordingly.

#3 - That section of pipe has been removed from the phasing plans.

Architectural Building Plans

#1 - The issue of "qualified professional" had been discussed at length previously and it is his understanding that it was determined that a "qualified professional" does not necessarily mean a "licensed architect." They have proceeded based upon that presumption.

#2 - They do not meet the building code because they are schematic plans at this point. When the final construction plans are completed and are submitted to the Building Official for review, they will, at that point, meet the building code requirements.

Drainage Report dated July 2022

#1 - Was reviewed with no comments. They went through an extensive drainage review and redesign with the previous application that had been withdrawn. Mr. Thibeault stated that he believes that the drainage design that they put together, based upon the input from both Mr. Pauley and the reviewing Consultant, is a very good design and it will result in no increases in the peak run-off rates from the site and will address any water quality issues that may have been a concern of the Commission.

Sheets 8-12 (Phasing Plans)

#1 - They are showing every phase to be paved. The sequence of construction on the Detail Sheet shows that the final course of paving will be installed upon completion of each phase.

#2 - They shaded the sidewalk areas on the phasing plans to make them more visible.

#3 - They added tree plantings to the phasing plans.

#4 - Mr. Thibeault did not comment about this item.

#5 - They added on-street parking to the phasing plans.

#6 - They added road centerline to the phasing plans.

#7 - They added stockpile areas to the phasing plans.

#8 - The proposed contour lines for the phases are a result of the final paving. He explained that there is a transition between phases as those contours have to be tied-into existing grades. He said that, for the most part, the contours are consistent with the overall plan.

#9 - Mr. Thibeault did not comment about this item.

Sheet 13 of 16 - Detail Sheet 1

#10 - Mr. Thibeault said that this note has been added to the sequence of construction that the final course of pavement will be installed at the completion of each phase.

#11 - They have specified a 12-inch compost sock to be used for both applications.

- Mr. Thibeault's responses to Jana Roberson's comments (dated 1/3/2023) regarding Regulations Section 6.E Multi-Family Development:
Sec. 6.E.2.1.a - The zone designation has been corrected on the cover sheet to R-30.

- Sec. 6.E.3.6 - Minimum unit size for a two-bedroom is 800 sq. ft. and for a three-bedroom is 900 sq. ft. Mr. Thibeault said that all units exceed those minimum unit areas.
- Sec. 6.E.3.8 - Mr. Thibeault explained that he had provided a spreadsheet to Staff showing all exterior elevations and floor elevations (this was provided to Commission Members at the meeting). He stated that at the last public hearing he had provided more of a general calculation showing how they met the requirements of “not a story.” Ms. Roberson had requested this for every unit, but has not had an opportunity to do this as of this date, however, he will provide this information as he knows that it is important.
Mr. Thibeault stated that he knows that the public hearing will need to be continued as Mr. Pauley is on vacation and has not had an opportunity to review the revised plans as of this date, nor has Ms. Roberson had an opportunity. Therefore, he will address this issue completely prior to the next meeting.
- Sec. 6.E.3.9 - Mr. Thibeault stated that this goes back to the last explanation. He stated that the buildings do not exceed 35 feet in height and he referred to the architectural plans. He said that he will provide the calculations.
- Sec. 6.E.3.10 - A modification was made moving the dumpsters out of the setback. The mail kiosk remains in its location near the entrance as it is acceptable within the setback.
- Sec. 6.E.3.11 - The distance between units 44 and 32 is 40.1 feet.
- Sec. 6.E.3.13 - The revised architectural plans give a little more information regarding materials. To give a visual for the Commission, Mr. Thibeault will bring in samples of they types of finishes that will be used.
- Sec. 6.E.3.14 - The plans show some ground-mounted signs with a small light to identify the units. The architectural plans show placards on the gable ends of every one of the units as well. Mr. Thibeault will provide the detail for the placard signs.
- Sec. 6.E.3.15 - Mr. Thibeault feels that parking in front of the garage should constitute a parking space and he explained that this is not any different than any individual home.
- Sec. 6.E.3.19 - Mr. Thibeault explained that they are not proposing any home businesses or home enterprises. He suggested that language could be worked into the condominium documents by the Homeowners’ Association.
- Sec. 6.E.3.20 - Mr. Thibeault stated that the 2,400 sq. ft. playscape is shown, but he forgot to send the playscape sketch. He explained that the remainder of that area around the playscape is a 28,000 sq. ft. recreational area. He said that, as he had spoken with Ms. Roberson about, they would be providing clearing of some brush and vegetation in the current trail system where there is an easement through this particular property. They are also providing direct access to the trail system through the cul de sac, which he feels is a nice feature for this site.
Regarding the existing public access easement, Mr. Thibeault explained that they removed “Status Unknown” from the plans and he said that they reference the map on their survey plan.
- Sec.6.E.3.21 - The site has been completely delineated. There are no wetlands in the open space or in the recreational area. The area being developed were delineated by Joseph Theroux, Certified Forester/Soil Scientist. The total area of wetlands on the property is approximately 2.27 acres.
- Sec.6.E.3.22 - Mr. Thibeault explained that he did not show the parking screening because he is looking for guidance as to what the

Commission is looking for. He assumes this is for parking areas or parking lots. He explained that they show various areas of from one-to-three parking spaces along the roadway near the residential units. He asked if those areas are supposed to be screened from the units. If so, he said that they could add some evergreens to the back of those parking spaces.

Ms. Roberson stated that, regarding the wetlands and the open space, she was referring to the delineation of the open space area, not the wetlands.

Regarding the buffering of parking spaces, Ms. Roberson explained that they were looking at the ADA accessible units and the parking for those (northeast corner).

Mr. Thibeault stated that they take no objection to adding some evergreen plantings in that area to screen it from the road.

Sec.6.E.3.23 - Dumpsters have been relocated. They are showing screening around the dumpsters and the mail kiosk.

Sec.6.E.3.24 - They will provide additional screening along the northern property line.

Section 9.D - Regarding the requirement of a licensed architect vs. a design professional, Mr. Thibeault explained, that it is his belief that Mr. Skane is a qualified professional due to the amount of experience he has had over the years doing this type of work.

At this time, Mr. Thibeault introduced Scott Hesketh.

Scott Hesketh, P.E., F. A. Hesketh & Associates, gave a presentation regarding his Revised Traffic Report dated February 23, 2023, on additional traffic counts taken on February 2, 2023, during the hours from 2 p.m. to 4:30 p.m. in consultation with the School Superintendent (included in packets to Commission Members).

- 153 vehicles on Louis Berry Drive (compared to the 133 counted previously).
- They recalculated the Levels of Service at the intersection of Gorman Road and Louise Berry Drive and at the proposed site driveway. Mr. Hesketh explained that the Levels of Service were very similar or better.
- Mr. Hesketh stated that his professional opinion is still that the roadway network can accommodate the traffic volumes of this proposed development.

Since Mr. Thibeault had mentioned about the public hearing being continued, Ms. Sigfridson asked that permission to extend the public hearing be submitted in writing.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **L. Herring** commented that she feels that it is important that the recreation area meets the requirements so that they would be able to use that area as opposed to going to the School. She also stated that she feels it is important to determine the times of the day that construction vehicles would be prohibited.
- **J. Haefele** stated that he may have questions regarding traffic after he has reviewed the Revised Report.
Mr. Hesketh will be available, either in person or online, at future public hearings to answer questions.
Mr. Thibeault offered that Mr. Hesketh came come up with a plan for traffic during pick-up in back of the School that may be more efficient. He would like to discuss it with the School Superintendent before discussing it with the PZC.

QUESTIONS/COMMENTS FROM STAFF:

J. Roberson reviewed the list of items to be submitted: Story Calculation; Detail of the Playscape; Final Review from Syl Pauley; Building Sign Detail.
Next meeting March 21st.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- **Cynthia Scalzi**, Franklin Drive, voiced concern about traffic and asked how long the development would take. She also was concerned about emergencies during construction.
Mr. Hesketh stated that they believe that would take 2-3 years to complete the development.
Mr. Hesketh explained that they are projecting an increase of 21 trips during afternoon peak hours.
Mr. Hesketh explained that he believes that the Applicant is willing to restrict construction-related activity during certain hours when schooltime traffic is the heaviest. Mr. Thibeault explained that they would need to coordinate with the School.
Ms. Scalzi asked how come they get the School to change the way they do things. Can she do the same thing and subdivide her lot. She asked the price range of the units.
Ms. Sigfridson explained that the School does not have to change anything based on this Application.
Ms. Sigfridson explained that this Application is for a Multi-family housing development.
Mr. Thibeault explained that it would be market-rate housing. It is not an affordable housing project.
- **David Loughlin**, 601 Wolf Den Road, asked what arrangements would be made for the parking of construction vehicles and storage of materials.
Mr. Thibeault explained that the phases of the development will progress from the top down. Building materials, earth products, etc., will be stored at the next phase on the site. They will not be using Louise Berry Drive.

Mr. Haefele asked about project management.
Mr. Thibeault explained that the Owner, who is an experienced builder/contractor is going to be the General Contractor/Project Manager.

Motion was made by C. Kelleher to continue the public hearing for **SP 22-008**: Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso, to the next regular meeting of the Planning and Zoning Commission to be held on Tuesday, March 21, 2023, 6:30 p.m. at the Clifford B. Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by S. Pember. No discussion.

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

At this time, Ms. Roberson stated that there was a message in the Zoom Chat at 7:29 p.m. She stated that the public hearing for **SP 22-008** was continued and that she will copy the comments and include them in the Record of the public hearing.

c. New Public Hearings:

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

Paul Archer, Archer Surveying and KWP Associates, represented the Applicants and gave a presentation (plans were displayed as discussed).

- This parcel contains 6+ acres of land that has frontage on both Allen Hill Road and Route 205. He indicated the location of a 50-foot access strip.
- They want to cut out a 2-acre portion of the land with frontage on Allen Hill Road.
- Mr. Archer explained that he and Ms. Roberson had gone through many deliberations regarding this parcel and they have determined that the best way to accomplish what they are proposing is to go through the process for a re-subdivision.

- Mr. Archer addressed comments from Ms. Roberson:
 - #1 - They added that the remaining land is not going to be considered a building lot.
 - #2 - He indicated that they dedicated 25-feet off the centerline of the road to be donated to the Town.
- They have approval from the IWWC (letter dated 12/15/2022 was included in packets). All of the wetlands are to the north.
- They have approval from the Northeast District Department of Health (letter dated 12/6/2022 was included in packets).
- An appraisal of \$62,000 for the 2-acre parcel of land, done by Northeastern Appraisals LLC, dated February 7, 2023, was included in packets. They are proposing a fee-in-lieu of open space, so the parcel would be \$62,000 at the time of transfer.

Ms. Roberson stated that this Application was forwarded to the Conservation Commission for review. She explained that they are aware of it, but have not been able to act on it yet as a Commission. However, Ms. Roberson stated that she has spoken to the IWWC Chairperson about it and they are amenable to a fee-in-lieu of open space.

Mr. Archer continued with his presentation:

- They are proposing a four-bedroom house.
- Mr. Archer explained that there is a History Plan included which demonstrates everything that has happened over the years, since the Subdivision Regulations, showing how they came to this re-subdivision of Lot 97C.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **M. Sigfridson** asked commented that it looks strange and asked if there is a reason for the buffer lot.
Mr. Archer explained that there was no real consideration, he indicated the boundaries and said that Mr. Jolley wanted to sell two acres of land, so that is the configuration that they came up with.

At this time, Ms. Roberson explained that the people attending online (Zoom) or by telephone may be experiencing some technical difficulties. She explained that they are allowed to ask questions through the virtual interface. She also typed it into the Chat.

There were no questions or comments from the public either in person or online.

COMMENTS FROM STAFF:

J. Roberson commented on the following:

- Syl Pauley has reviewed the Application and had no comments.
- It is a very developable parcel.
- There is a tiny remnant of the stone wall in the front. She does not think that there is much of anything where the driveway is proposed.

Motion was made by C. Kelleher to close the public hearing for **SD 22-004: One lot Resubdivision including 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C), Applicant: Wayne Jolley/Lori Pike.**

Second by G. Maiato. No discussion.

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

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

Due to personal connections to this property, M. Sigfridson recused herself and took a seat in the audience. C. Kelleher assumed the position of Chair and opened the public hearing.

Nicole Winland-Thompson Fisher commented on the following:

- She and her husband, Greg Fisher, are both in the hospitality industry and their dream is to open an events facility. Their goal is to have their home with a business with the most limited impact to the community as possible.
- She explained that they sent letters to all of the abutters inviting them to come to the property to discuss the project and get feedback which, she said, was a success. She noted that many of them were present at this meeting. She said that, together, as a community, they came up with a list of items (which she referred to as a community agreement) that they want to be incorporated into the Application.
- She stated that the parcel contains 97 acres, the majority of which are completely protected and they plan to keep it that way. They do not plan on building out in the beautiful fields as they see those fields as being utilized for events.
- Regarding the required parking lot, they are working with Mr. Blanchette to create it with the most limited impact, by limiting the number of cars and lights. She explained that the plans show the required amount of parking for the number of people that they plan to have at the facility, but they want it to be small on purpose because they do not want to have a lot of cars. She said that, with 70-100 potential parking spots with endless options of people coming and going, they really want to limit that. She said that they don't want to create traffic. Their marketing goal is to be a high-end facility, so she feels that it would be a dis-service to themselves, from a business standpoint, to impact the beauty.
- The barn that they are proposing as an event facility and the property have been used for events (such as weddings) in the past.

Gregory Fisher explained that he has over ten years of experience in his profession in commercial cinematography and his main background is based in weddings. He also said that it will have little impact. He explained that they have experience, they know what they are looking to do and how to bring it forward.

Nicole Winland-Thompson Fisher continued:

- She explained that they have been thinking about how to ensure the responsibility of the people that are going to be in the community. She and Mr. Fisher have been talking about requiring planners. She explained that they are providing an open-space concept for the use of the facility for events, but are not providing food or alcohol. These would be provided by the teams that the clients would bring in which the Fishers would require that they be contracted with proof of certificate of insurance. She said that planners would be a great way to reduce impact as they would be the responsible party and they would have pre-vetted all of their people.
- For the Record, Ms. Winland-Thompson Fisher read aloud the list which she said they would like to be included in the permit upon approval (submitted to Staff on February 21, 2023, was not included in packets). Topics included: Entertainment on weekend events; indoor events limited to 110 attendees; outdoor events limited to 225 people on the property; amplification; noise levels/decibel limits; on-street parking prohibited; fireworks; notification of fireworks to neighbors; firearms prohibited; outdoor fires; outdoor grill; leave no trace; users to sign contract; outdoor lighting; dark-sky compliant; annual meeting with neighbors.

Daniel Blanchette, Licensed Civil Engineer with J & D Civil Engineers, gave an overview (plans were displayed as discussed):

- Mr. Blanchette stated that they would like the list read by Ms. Nicole Winland-Thompson Fisher to be included on the mylars as conditions of approval.
- Two parcels of land were purchased. They are approximately 200 feet south of the Little Dipper Farm.
Lot 18A – four acres containing a house (circa 1790) and garage. Lot 18B – approximately 90 acres of mostly mature forest, which wraps around the site. About 15 acres are pasture. Located in the R/A Zone.
- The site is fairly steep and drains toward Blackwell Brook on the west side of the property.
- He referenced the POCD maps and said that the site is located in a key agricultural cluster, in significant open space, and in a high critical resource value area. He explained that it is important to try to blend in with the neighborhood and minimize impact to the neighborhood as much as possible for the environment and for the neighbors.
- They are seeking a special permit to hold weddings or other similar events.
- The existing 5-bedroom house will be used as a private residence and will not be part of the events.
- Maximum occupancy of the site will be 225 persons.
- Maximum occupancy of the barn will be 110 persons.
- All food/beverages will be catered off-site. No food will be prepared on-site. The septic systems are not capable of supporting that type of liquid discharge from cooking.
- There will be rented, portable bathroom trailers for each event. The septic systems for the house and the barn are typical residential-size septic systems and are not capable of handling such a large flow.
- He explained that there is not much construction proposed. He indicated the locations of the existing house and driveway north of the house. They are proposing a new driveway about 100 feet north of the existing driveway to a forty-car gravel parking lot. He indicated the location of a proposed 8-foot retaining wall to the north side of the parking lot (because it is a fairly steep site) to make it level for walking comfort.
- Four new lamps are proposed.

Ms. Winland-Thompson Fisher explained that the windows in the barn are quite small, so they will replace them with larger windows to bring the outside in. Regarding the retaining wall and parking lot, she explained that they are working with a landscape architect to make a living wall by incorporating more greenery and beauty to blend in with the environment.

Mr. Fisher explained that it is their hope that with the particular location of the parking lot, from the road, you would see the hill, the trees and the horizon and the parking lot would be tucked away from view.

Mr. Blanchette continued:

- He stated that everything they are proposing is in keeping with the agricultural/rural character of the neighborhood/community.
- He indicated the location where they are proposing a large turn-around area on the east side of the barn. This would be for emergency vehicles and shuttle buses. They are keeping parking at the bare minimum as it is the Applicants hope that most of the guests would be at nearby hotels/motels and would be bused in by a shuttle. Parking would mostly be used by people delivering food. The turn-around will have a 12-foot retaining wall above it.
- He indicated the location of where they are proposing a gravel access drive on the west side of the barn so that they can get the bathroom trailer closer to where the events will be held.

- Smaller events to be held in the barn and for very large events, they would rent temporary outdoor tents which would be set up below the barn.
- Drainage System – Soils on-site are not very pervious (a lot of silt and clay, a lot of high ground water in the area). Being located near the top of a hill works in their favor. The contributing drainage area toward the parking lot is very small (about three acres). They designed a grass swale above the parking lot, so any water coming off the hillside will be intercepted by a swale and, then, shifted to the west and down into one of the fields further to the interior of the site. He said that this should reduce the amount of water headed toward the road.
- Parking lot to be surfaced with gravel or pea stone.
- Two catch basins in the parking lot to intercept water. It will then be distributed into a pipe system which will direct it south toward the interior of the site. Once the water to exits to daylight, it will travel across 400 feet of pasture and then about 900 feet of mature forest before it enters Blackwell Brook. This will provide a significant amount of treatment and cleaning.
- He explained that they are confident that noise pollution will not be an issue as the site has a great natural buffer (due to topography and distance). Events are to be held almost 40 feet below the road and about 550 feet from the road.
- Landscape Plan by Verdant Landscape Architecture (included in packets). He explained that a tremendous amount of landscaping is proposed and a lot of screening (mostly native plants) is proposed on the east and south sides.
- He indicated where there would be some stone steps and patios in the lower field.
- Traffic Report produced by Kermit Hua, KWH Enterprise, LLC (included in packets) – determined Level of Service “A” after completion of the project, for all routes, all times, best operating conditions. Mr. Blanchette stated that the events would not impact the neighborhood from a traffic point of view.
- A variance was issued (recorded at Volume 699, Page 168 - included in packets) for this project to reduce the 200-foot property-line setback to an abutter’s property to 175 feet and also to reduce from 200 feet to 77 feet to the other parcel owned by the Applicant.
- Received B100a approval from the Health Department.
- There are wetlands onsite, but they are very far away from any proposed construction. They do not think that a Wetlands permit is required. They submitted a letter from Richard Zulick, Certified Forester and Soil Scientist, Datum Engineering & Surveying, LLC (dated 28/2023 – included in packets).
- Regarding Syl Pauley’s comments in his letter from December, Mr. Blanchette explained that they responded with a letter and revised plans. Mr. Pauley responded in an email to Ms. Roberson (dated February 8, 2023 – included in packets) stating that all of his comments were addressed to his satisfaction.
- Mr. Blanchette stated that he feels that they have addressed all of the concerns of the Town and most of the concerns of the neighbors.
- Mr. Blanchette stated that the proposal is in accordance with the Zoning Regulations and the POCD. He explained that they have made every effort to blend in with the neighboring community and that there would be minimal impacts to the environment and the community.

Ms. Winland-Thompson Fisher explained about “leave no trace” and the full-service catering which means they have to take back out everything that they bring in with them. Therefore, there is no need for huge dumpsters, just regular trash cans. Bathrooms would also get removed.

QUESTIONS/COMMENTS FROM THE COMMISSION:

- **L. Herring** asked if someone will be onsite to oversee vendors, about ADA parking. She asked, when reaching out to the Community, if they received any negative feedback and if all of the concerns were addressed satisfactorily.

Ms. Winland-Thompson Fisher explained that either she or Mr. Fisher would be there or somebody that is working with them. A Planner would be an extra person to ensure that everything is being done according to contracts.

Regarding ADA spaces, she stated that there would be two ADA compliant parking spaces, they have a golf cart and another vehicle that would be utilized to help transport people, and that there would be no steps to get into the house, barn or trailers which are accessible (everything is accessible on the first floor).

Ms. Winland-Thompson Fisher stated that everyone involved from the community is extremely satisfied. If there were additional concerns, she feels that she would have heard about it by now. She said that it is possible that someone with a concern may not have attended those meetings.

- **S. Pember** asked how many total parking spaces on site and about the number of trips that would be shuttling in. Regarding safety concerns, will there be language included that there will only be parking for 50 cars on-site.

Mr. Blanchette stated that they currently have parking for 15 cars, they are proposing an additional 40 cars. Total number of proposed parking spaces will be 59.

Ms. Winland-Thompson Fisher explained that it will be in contracts with guests. She said that they would meet with all Bed & Breakfasts and the Comfort Inn by the highway. She said that people book room blocks at local hotels and have a shuttle bus, for ease and safety, to bring people to the event. For guests, there will only be 40 parking spaces and the others will be for vendors. They did this to encourage the use of shuttle buses. It could potentially be ten trips if it is a small bus or two or three trips if it is a large bus.

Mr. Blanchette stated the following from page 2 of Mr. Hua's Traffic Report regarding future traffic conditions:

The Traffic Report accounts for 20 bus trips (10 entrance and 10 exists = 20 total), and 10 delivery vehicles = 20 trips, and 50 vehicles = 100 trips.

Ms. Winland-Thompson Fisher stated that the Planner would be responsible and that they will tell clients that there are only 40 parking spots and it will also be stated in the contract with the client. She explained that they are pushing for the use of shuttles as this is preferred with high-end weddings as it provides a better experience for the guests.

Mr. Pember suggested that, for the next meeting, the limited number of cars on-site be stated in writing. He voiced concern about people parking on the lawn.

Ms. Winland-Thompson Fisher stated agreement with Mr. Pember and said that it is in the contract and they will put it in the proposal.

- **J. Haefele** asked if the Commission Members were interested in visiting the site. Mr. Maiato and Mr. Pember stated that they are interested.
- **G. Maiato** asked if the transit buses would park in the parking lot and about emergency vehicles (ladder truck) getting to the barn.

Ms. Winland-Thompson Fisher stated that the transit buses would either park in the parking lot or go back to the hotel, depending on the transportation company. She explained how the ladder truck would get to the barn.

Ms. Roberson explained that they designed the driveway as tiers in the side of the hill.

There was discussion regarding the driveway and the parking area.

Mr. Blanchette explained that the 48-foot radius would be able to handle any fire truck or large bus. He explained that they are going to widen the existing driveway slightly to accommodate those larger vehicles. **Ms. Winland-Thompson Fisher** stated that there is no fire truck access currently to the barn.

QUESTIONS/COMMENTS FROM THE STAFF:

- **J. Roberson** stated that she reviewed the plans with the Fire Marshal and his only concern about the site plan was the gravel parking. She asked what the Applicant can do to provide both buses and emergency vehicles are not going to sink or get stuck. There is no requirement that it be paved. She asked about the depth of the material or if it can be reinforced.

Mr. Blanchette stated that this is a question that Syl Pauley had as well. Mr. Blanchette explained that he added a detail to the plan that has minimum requirements for the parking lot. They are proposing 8-inches of process gravel sub-base, 4-inches of process gravel base, and a very small coat of pea stone gravel on top.

Ms. Roberson stated that that would address that item.

- **Ms. Roberson** commented about the location of the bathroom trailer being far away and that people may be tempted to jump the retaining wall.

Ms. Winland-Thompson Fisher explained that the bathroom trailer in that location would not be for indoor events. It would be for outdoor events as it is closer to the tent. For indoor events, she explained that it would be up closer, in the round area on the far side, beyond the vendor parking. She said that it is a trailer, so it could go anywhere.

- **Ms. Roberson** explained that what is presented to the PZC would be binding, if approved. Therefore, if an alternate location for the trailer is proposed, it should be added to the plans. She said that there are no requirements for a bathroom trailer. She said that people tend to take the path of least resistance.

Mr. Blanchette explained that they tried to put it in a central location.

Mr. Fisher asked that it be kept in mind that they are very familiar with this and that the Planners are experts at placing something as simple as a trailer and at making sure that the flow goes seamless and smooth.

- **Ms. Roberson** stated that the initial proposal mentioned overnight accommodations which has been completely removed from the proposal. She stated that our special permit for event facility does not provide for overnight accommodations.

QUESTIONS/COMMENTS FROM THE PUBLIC:

- **Jacqueline Booth**, Wolf Den Road, spoke in favor of this Application and spoke about events that took place under her family's ownership of the Golden Lamb without one complaint about traffic or noise. A letter from Jim and Jacqueline Booth, dated 11/28/2022, was included in packets.
- **Jim Dougherty**, 44 Bush Hill Road, spoke in favor of this Application, reading aloud from a prepared statement which he submitted to the Recording Secretary for the Record. He stated that he took part of the meetings that took place with the Applicant regarding concerns of the community. The letter was given to Ms. Roberson at the end of the meeting.

C. Kelleher stated that she thinks that it is the consensus of the Membership that they would happily incorporate the list as part of conditions of approval.

- **Debbie Cornman**, Bush Hill Road, prefers that the residential agricultural land in her neighborhood remain as it is, but spoke in favor of this Application. She read aloud from a prepared statement which she submitted to the Recording Secretary for the Record. Ms. Cornman took part in the meetings with the Applicant regarding concerns of the community. The letter was given to Ms. Roberson at the end of the meeting.
- **Norman Berman**, 98 Bush Hill Road, spoke in favor of this Application. Mr. Berman took part in the meetings with the Applicant regarding concerns of the community and is happy with the responses.
- **David Loughlan**, stated that he is in agreement with the previous public comments from his neighbors. He spoke in favor of this Application as he feels that the Applicant is sincerely committed to respecting, preserving, appreciating and enhancing the neighborhood and the community.
- **Amy Clark** spoke in favor of this Application.
- **Jackie Iglizzi** spoke in favor of this Application. She stated that she agrees with the others who have provided comments. Two e-mails from Ms. Iglizzi, dated 2/10/2023 and 2/11/2023, were included in packets.

It was decided to schedule a site visit before the next meeting. Ms. Roberson will coordinate the date and time with Ms. Fisher. J. Haefele and G. Maiato stated that they are interested as well as J. Roberson. She will e-mail information to the Commission Members.

Mr. Blanchette stated that he will add to the site plan, the maximum number of vehicles and an alternate trailer location closer to the barn.

Ms. Roberson stated that Syl Pauley's comment to Mr. Blanchette's responses was that he is satisfied with the responses.

The Applicant will e-mail permission to extend the public hearing to Ms. Roberson, for the Record.

Motion was made by J. Haefele to continue the public hearing for **SP 22-007**: Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher, , to the next regular meeting of the Planning and Zoning Commission to be held on Tuesday, March 21, 2023, 6:30 p.m. at the Clifford B.Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

M. Sigfridson returned to the table and resumed the Position of Chair.

3. **ZRC 23-001**: Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4.

M. Sigfridson opened the public hearing.

Ms. Roberson explained that the notice to NECCOG and abutting municipalities was missed and she suggested that the public hearing be continued as the Commission should not act on this Application tonight. There was discussion.

QUESTIONS/COMMENTS FROM THE PUBLIC:

Paul Archer asked about changes to pool requirements.

Ms. Roberson read aloud the proposed clarifying language which is available on the website. She explained that the with the revision of the Regulations in 2019 there was a change to the way pools were handled. The situation evolved from a misunderstanding of the difference between a structure and a building. Every building is a structure, but not every structure is a building.

Motion was made by J. Haefele to continue the public hearing for **ZRC 23-001**: Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4, to the next regular meeting of the Planning and Zoning Commission to be held on Tuesday, March 21, 2023, 6:30 p.m. at the Clifford B.Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.
Second by G. Maiato. No discussion.
Motion carried unanimously by voice vote (6-0-0).

d. **Other Unfinished Business:**

1. **SP 22-008**: Special Permit Application for Multi-Family Development (50 Condominium units) on south side of Louise Berry Drive (Assessor's Map 33, Lot 19), 13.5 acres, R-30 Zone, Applicant: Shane Pollack and Erin Mancuso. – **Continued to March 21, 2023.**
2. **SD 22-004**: One lot Resubdivision including 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C), Applicant: Wayne Jolley/Lori Pike.

Motion was made by J. Haefele to approve the application SD 22-004: One-lot resubdivision, Applicant: Wayne Jolley/Lori Pike, 2 acres on Allen Hill Road/Wauregan Road (Map 31, Lot 97C) in the RA Zone, creating one residential building lot with remaining, unbuildable land in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

- 1) Prior to endorsement by the Commission of the Final Resubdivision Plan(s) for filing in the office of the Town Clerk:
 - a. The approval and/or review letters from the Inland Wetlands and Watercourses Commission, the Northeast District Department of Health, and the Planning and Zoning Commission shall be added to the Final Resubdivision Plan(s).
 - b. All boundary pins and monuments shall be set and field verified by the surveyor.
 - c. All plan sheets shall be revised so that there shall be no reference to the remaining 3.27 acres as a “proposed” lot. It shall only be identified as “not to be considered an approved building lot”.
 - d. Land within 50’ of the centerline of Allen Hill Road shall be deeded to the town in accordance with the Subdivision Regulations and the Public Improvement Specifications.
- 2) At the time of sale of a building lot:
 - a. At the time of sale of the building lot, a payment in lieu of open space dedication shall be paid by the applicant to the Town in the amount of \$6,200 in accordance with the requirements of CT General Statutes 8-25 and Brooklyn Subdivision Regulation Sec. 8. An open space lien may be placed on the building lots to ensure that the fee-in-lieu of open space is paid at the time of sale.
- 3) Prior to the issuance of a Zoning Permit on any lot:
 - a. The developer shall notify the Zoning Enforcement Office and Town Planner at least seven days in advance of any site work to schedule a pre-construction meeting.
 - b. Prior to any lots being developed, driveway permits must be obtained from the Road Foreman in accordance with the adopted policy concerning driveways. No stonewalls, mature trees, or ledge within the r.o.w. shall be removed or modified unless necessary for safety. The responsibility of clearing, grubbing, blasting, and earthmoving within the Town of Brooklyn r.o.w. shall be the responsibility of the individual lot developer. Any cutting of trees greater than 30” d.b.h. for sightlines shall require prior approval by the Town of Brooklyn Tree Warden upon finding that the removal of trees is unavoidable to guarantee adequate driveway sightlines.
 - c. The applicant and/or individual lot developers shall minimize impacts to natural features both on private lots and in the Town of Brooklyn r.o.w. to the greatest extent possible. This shall include but is not limited to the preservation of stonewalls, the protection of mature trees lining any public road, and the minimization of clearing and grading.
 - d. Stonewalls that have been modified by development activities must be repaired or rebuilt prior to the issuance of a Certificate of Zoning Compliance on any lot containing a stone wall.

Second by S. Pember.

Discussion:

Paul Archer Noted the following correction to Item 1) d., to read as follows:

“Land within 25’ off the centerline of Allen Hill Road shall be deeded to the town in accordance with the Subdivision Regulations and the Public Improvement Specifications.”

J. Haefele amended his Motion to include the correction noted by Paul Archer.

S. Pember seconded the Amendment to the Main Motion.

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

3. **SP 22-007:** Special Permit for an Events Facility at 459 Wolf Den Road, Applicants: Nicole and Greg Fisher. – **Continued to March 21, 2023.**
4. **ZRC 23-001:** Multiple revisions concerning exceptions to the setbacks including Secs. 2.B, 3.A.5.2., 3.B.5.2., 3.C.5.2., 4.B.4.2., 4.C.4.2., and 8.A.4. – **Continued to March 21, 2023.**
5. **ZRC 22-009:** Multiple revisions to Section 4.F Mill Mixed Use Development Zone, Applicant: DMP Palmer Associates. ***Public Hearing 3/21/2023***

VII. New Business:

a. Applications:

1. **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6.

Ms. Roberson explained that the property is in the VCZ and that the Application wants to have a few animals. She explained that there is no relief from the site plan review requirement. This proposal would give authority to waive those requirements.

Motion was made by S. Pember to schedule the public hearing for ZRC 23-002: Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6., Applicant: Brooklyn PZC for the regular meeting of the Planning and Zoning Commission to be held on **April 5, 2023** at 6:30 p.m. at the Clifford B.Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by C. Kelleher. No discussion.

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

2. **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.

Ms. Roberson stated that the Applicant has described the proposal to the Commission.

Motion was made by C. Kelleher to schedule the public hearing for SP 23-001: Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare for the regular meeting of the Planning and Zoning Commission to be held on **April 5, 2023** at 6:30 p.m. at the Clifford B.Green Memorial Building, 69 South Main Street, Brooklyn, CT and via Zoom.

Second by G. Maiato. No discussion.

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

b. Other New Business:

1. Pre-application review with Norm Thibeault, P.E. re: residential development on South Street.

Norm Thibeault, P.E., Killingly Engineering Associates, represented Lou Polseno, Developer (also present), and did a posterboard presentation. He provided a schematic (showing what the entrance would look like and the style of the homes they are looking to construct) and a conceptual plan for the property (formerly the Brooklyn Golf Course).

- Multi-family housing development (40 duplexes with garages in the middle = 80 units) on the eastern side of the property. A garage space and an additional parking space for each unit. Schematically, they are showing pull-off spaces throughout, but can add more.
- A single building and the vineyard on the western side of the property.
- They would like to utilize the existing barn along the frontage on South Street, possibly for tastings.
- Small parking area on the southern side of the property which could be used to develop a trail to access the existing River Walk Trail which currently has limited access.
- Extensive soil testing has been done with the Department of Health and there are plenty of areas for compliant, on-site septic systems.
- The waterline on Fortin Drive would be extended approximately 550 feet to this site, so it would have public water. From South Street it is about 650-700 feet away.
- Significant landscaping including curved stonewall leading to the entrance with a cedar gate and sign. Some portions of the stonewall along South Street would be rebuilt and, in some other sections, they would put in split-rail fencing.
- The homes at the entrance would be visible from the road, but the bulk of them would probably not be visible from the road.
- These would not be rental units. They would be for sale.

- It would be a private road with a Homeowners' Association.
- There would, potentially, be a ranch home associated with the vineyard.
- Mr. Thibeault explained that each side is approximately 27 acres and the property would be split into two parcels. The vineyard would be owned, operated and managed by the vintner. The intent is to do wine production and sales. The Homeowners' Association would be a separate entity that owns, maintains and pays the condominium fees and all of the things associated with a condo association. Two separate, but related developments.

Ms. Roberson stated that Mr. Polseno currently has an active vineyard and also has experience with multi-family housing. Vineyards are a permitted use in the RA Zone. She explained that there is a distinction between the vineyard, which is agriculture, and the farm winery (wine production and sales) which would require a special permit.

Mr. Polseno explained about use of the existing barn which, structurally, needs to be rebuilt. They would make the wine in the basement (it has a stone foundation) and serve the wine on the first floor. Mr. Haefele indicated that if Mr. Polseno was planning to rent out event space, that would be a different application.

Mr. Polseno explained that he feels that there should be a strong delineation between the winery and the housing development. He said that he would like to put a deer fence along the entire perimeter of the vineyard. He said that they would probably start out as a farm stand, growing wine grapes and trellis apple trees.

Mr. Thibeault said that they would come back to present an application. Ms. Sigfridson explained that public safety and traffic are big concerns of the Commission. She suggested having a more creative, unique design for the duplexes instead of cookie cutter. **Mr. Polseno** stated that he would like some to be stand-alone units and that he would like a mixture of one-level and two-level. Depending on the market, he said that later in the Project, he hopes to be able to build more one-levels.

There was discussion about Brooklyn Commons.

2. Correspondence with ZEO Margaret Washburn re: Brooklyn Sand & Gravel. M. Sigfridson recused herself and took a seat in the audience. C. Kelleher assumed the position of Chair.

Ms. Washburn, via online, reported that she does not want to render a decision, regarding a request from Wayne Jolley for the grandfathering of five uses (she said that these are listed in Mr. Jolley's letter dated December 31, 2022), before the PZC is aware of the situation and has an opportunity to make any recommendations that they may want to make. Ms. Washburn's letter dated February 16, 2023 (and associated documentation) was included in packets to Commission Members. The five items requested:

- Mining of material on the site;
- Processing of material that is mined on-site;
- Importation of material from off-site;
- Processing of material from off-site;
- Selling the processed materials.

There was discussion. J. Roberson explained that Zoning was adopted in Brooklyn in 1972 and she explained about grandfathered uses. Zoning is not meant to extinguish existing uses. She explained that Mr. Jolley's case is a little different in that time has passed since the initial adoption of the Zoning Regulations and there have been many applications over the years and permits were issued under the Zoning Regulations of the day. She explained that if someone can demonstrate that a use pre-existed the Zoning Regulations, one could argue that what happened subsequent to that is not especially relevant. But, they do have to compellingly show that the use existed prior to the adoption of the Zoning Regulations. She explained that Ms. Washburn has complied

correspondence that Mr. Jolley has submitted, along with testimonial letters asserting to the existence of gravel excavation, importation and processing prior to the adoption of the Zoning Regulations (July 1, 1972).

Ms. Washburn explained that the Zoning Regulations are not clear about who is supposed to make the decision and that the Selectmen recommend that she make the decision. She said that she is willing to render her decision soon, but she did not want the PZC to be surprised by it. She said that she is comfortable making the decision. C. Kelleher stated that she is comfortable with Ms. Washburn making the decision and that she appreciates that the Commission is being kept informed which, she said, is the role of the Commission at this point.

Mr. Tanner explained, for clarification, that this has been going on for a few months and Mr. Jolley has been providing letters from people who corroborate/validate that he was operating and processing before Zoning existed. He said that it is hard to document from 50 years ago as there are no invoices, etc. Mr. Tanner stated that he feels that Mr. Jolley has demonstrated, to some extent, that he was operating and processing gravel before Zoning. Mr. Tanner stated that he has discussed this with Ms. Washburn several times. He said that the Town Attorney advised that Ms. Washburn is the one to make the decision.

Ms. Washburn asked if there is a consensus of the PZC to recommend that she render her decision in the immediate future. Ms. Herring explained that, as long as Ms. Washburn is comfortable making the decision, she, herself, prefers to have no part in it. Mr. Haeefe stated that he doesn't think anyone on the Commission has a problem. Ms. Kelleher agreed.

Ms. Washburn stated that she will proceed with rendering her decision.

Ms. Sigfridson returned and resumed the position of Chair.

3. Discussion with Town Planner Jana Roberson re: Tattoo Parlor.

Ms. Roberson explained that an existing hair salon in Town would like to convert one room for an ancillary tattoo studio. She asked that the Commission make a determination as to whether tattooing would be of a similar nature to Personal Services. Could it be considered an accessory use to a permitted hair salon? She stated that she is not suggesting a Zoning Regulation change to add tattoo parlors to Personal Services. There was discussion.

The Commission decided that tattoo meets the definition of personal services (related to beauty) interpreted using the "blue box" in the Regulations. Also, that tattoo artists are equivalent to a hairdresser. So, they can apply for a zoning permit to add tattoo.

VIII. Reports of Officers and Committees – None.

IX. Public Commentary – None in person or online.

X. Adjourn

M. Sigfridson adjourned the meeting at 10:19 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary

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

The Planning and Zoning Commission will hold a public hearing on March 21, 2023, at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

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

Please publish March 8th and 15th



PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT

Application # SP 22-008
Check # _____

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Shane Pollock & Erin Mancuso Phone 860-312-9888
Mailing Address 103 Muckin Drive, Griswold, CT 06351 Phone _____

Name of Engineer/Surveyor Killingly Engineering Associates
Address 114 Westcott Road PO Box 423 Killingly, CT 06241
Contact Person Almond Thomecatt Phone 860-797-2999 Fax _____

Name of Attorney NICHOLAS MANCUSO
Address _____
Phone _____ Fax _____

Property location/address Louise Berry Ave
Map# 14 Lot# 14 Zone R-30 Total Acres 1.447 Ac
Sewage Disposal: Private _____ Public Existing _____ Proposed
Water: Private _____ Public Existing _____ Proposed

Proposed Activity Multi Family Development (50 single family condominium units)

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: [Signature] Shane J Pollock Erin F Mancuso Date: 11/1/2022
Owner: [Signature] Shane J Pollock Erin F Mancuso Date: 11/1/2022

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

**PLANNING AND ZONING COMMISSION
TOWN OF BROOKLYN
CONNECTICUT**

Received Date _____
Action Date _____

Application # SPR _____
Check# _____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Shane Pollock & Erin Mancuso Phone 860-488-3129
Mailing Address 101 Mackin Drive Groton, CT 06351 Phone _____

Name of Owner Same Phone _____
Mailing Address _____ Phone _____

Name of Engineer/Surveyor Killingly Forestry Associates
Address Po Box 431 Killingly, CT 06241
Contact Person Alfred Thibault Phone 860-774-7374 Fax _____

Property location/address Louise Berry Drive
Map # 14 Lot # 14 Zone R-30 Total Acres 13.491 AC

Proposed Activity Multifamily Development (50 single family
condominiums units)

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

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

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

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

Variances obtained N/A 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

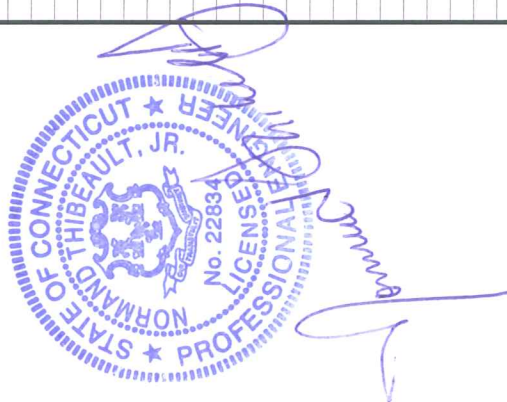
Applicant Shane Pollock Erin Mancuso Date 11/7/2022
Owner: Erin Mancuso Shane Pollock Date 11/7/2022

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

BUILDING FLOOR ELEVATIONS SUMMARY

Unit Number	Ground	Entry Level	Floor 1	Floor 2	Lower Level	Ave relative perimeter finished grade	Ave lower level perimeter elevation	% Below Finished Grade*
1	321.30	321.40	321.40	N/A	N/A	N/A	N/A	N/A
2	320.50	320.60	320.60	N/A	N/A	N/A	N/A	N/A
3	302.50	302.60	302.60	311.02	294.18	4.75	298.93	52.3%
4	300.50	300.60	300.60	309.02	292.18	4.75	296.93	52.3%
5	298.50	298.60	298.60	307.02	290.18	4.75	294.93	52.3%
6	296.50	296.60	296.60	305.02	288.18	4.75	292.93	52.3%
7	294.50	294.60	294.60	303.02	286.18	4.75	290.93	52.3%
8	292.50	292.60	301.02	310.10	N/A	4.75	305.77	56.4%
9	293.50	293.60	302.02	311.10	N/A	4.75	306.77	56.4%
10	294.50	294.60	303.02	312.10	N/A	4.75	307.77	56.4%
11	296.50	296.60	305.02	314.10	N/A	4.75	309.77	56.4%
12	297.00	297.10	305.52	314.60	N/A	4.75	310.27	56.4%
13	291.00	291.10	291.10	300.18	282.68	4.75	287.43	52.3%
14	289.00	289.10	289.10	298.18	280.68	4.75	285.43	52.3%
15	287.00	287.10	287.10	296.18	278.68	4.75	283.43	52.3%
16	285.00	285.10	285.10	294.18	276.68	4.75	281.43	52.3%
17	283.00	283.10	283.10	292.18	274.68	4.75	279.43	52.3%
18	281.00	281.10	289.52	298.60	N/A	4.75	285.85	56.4%
19	282.50	282.60	291.02	300.10	N/A	4.75	287.35	56.4%
20	283.00	283.10	291.52	300.60	N/A	4.75	287.85	56.4%
21	283.50	283.60	292.02	301.10	N/A	4.75	288.35	56.4%
22	285.50	285.60	294.02	303.10	N/A	4.75	290.35	56.4%
23	287.00	287.10	295.52	304.60	N/A	4.75	291.85	56.4%
24	288.50	288.60	297.02	306.10	N/A	4.75	293.35	56.4%
25	289.50	289.60	298.02	307.10	N/A	4.75	294.35	56.4%
26	276.50	276.60	276.60	285.68	268.18	4.75	272.93	52.3%
27	274.50	274.60	274.60	283.68	266.18	4.75	270.93	52.3%
28	272.50	272.60	272.60	281.68	264.18	4.75	268.93	52.3%
29	270.50	270.60	270.60	279.68	262.18	4.75	266.93	52.3%
30	268.50	268.60	268.60	277.68	260.18	4.75	264.93	52.3%
31	266.50	266.60	266.60	275.68	258.18	4.75	262.93	52.3%
32	265.00	265.10	265.10	274.18	256.68	4.75	261.43	52.3%
33	272.50	272.60	281.02	290.10	N/A	4.75	277.35	56.4%
34	273.50	273.60	282.02	291.10	N/A	4.75	278.35	56.4%
35	274.50	274.60	283.02	292.10	N/A	4.75	279.35	56.4%
36	275.50	275.60	284.02	293.10	N/A	4.75	280.35	56.4%
37	276.50	276.60	285.02	294.10	N/A	4.75	281.35	56.4%
38	278.50	278.60	287.02	296.10	N/A	4.75	283.35	56.4%
39	263.50	263.60	272.02	281.10	N/A	4.75	268.35	56.4%
40	264.50	264.60	273.02	282.10	N/A	4.75	269.35	56.4%
41	266.50	266.60	275.02	284.10	N/A	4.75	271.35	56.4%
42	267.50	267.60	276.02	285.10	N/A	4.75	272.35	56.4%
43	268.50	268.60	277.02	286.10	N/A	4.75	273.35	56.4%
44	267.50	267.60	275.60	284.18	N/A	4.75	273.35	56.4%
45	255.50	255.60	255.60	264.68	247.18	4.75	251.93	52.3%
46	263.50	263.60	272.02	281.10	N/A	4.75	268.35	56.4%
47	264.50	264.60	273.06	282.14	N/A	4.75	269.35	56.4%
48	266.50	266.60	275.06	284.14	N/A	4.75	271.35	56.4%
49	267.50	267.60	276.06	285.14	N/A	4.75	272.35	56.4%
50	268.50	268.60	277.06	286.14	N/A	4.75	273.35	56.4%

*Note: Computations are provided to demonstrate compliance with Section 2B requirements for "not a story"



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

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

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

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

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

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

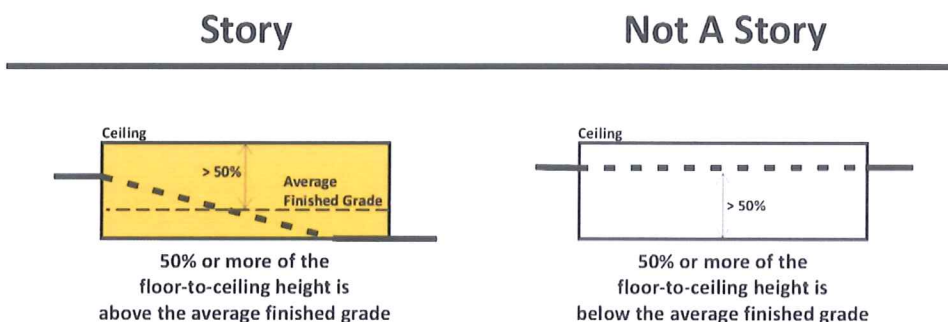
SPECIAL PERMIT - A type of approval authorized by the Connecticut General statutes whereby certain classes or kinds of buildings, structures or uses of land may be permitted by the Planning and Zoning Commission subject to standards set forth in these Regulations and to conditions necessary to protect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

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

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

STATE - The State of Connecticut.

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



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

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

PROPOSED MULTI-FAMILY CONDOMINIUM DEVELOPMENT

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

PREPARED FOR:
SHANE POLLOCK

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

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

PARKING: 2 spaces per unit required - 100 required
1 garage space + 1 driveway space per unit for 48 units = 96 spaces
1 garage space + 2 driveway spaces per accessible units = 6 spaces
+ 36 additional spaces - 140 spaces total

RECREATION AREA REQUIREMENTS
50 units x 150 s.f. per unit - 7,500 s.f. required
Playscape area = 2,600 s.f.
Basketball Court = 3,200 s.f.
Trail improvements = 2,300 s.f.
8,100 s.f. provided

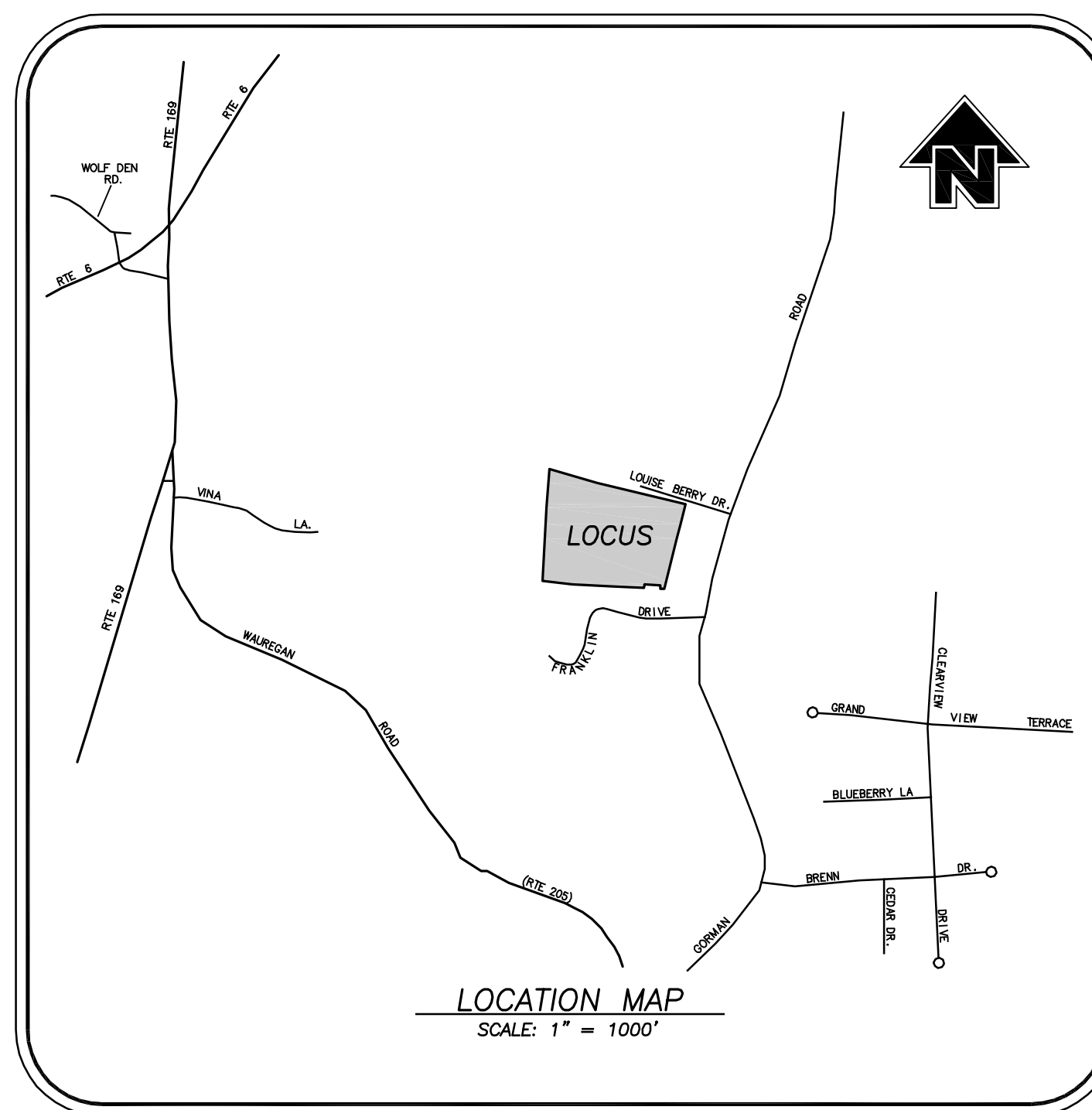
*Multi-family development in accordance with Section 6.E.
ZONE = RA*

GENERAL NOTES:

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

LEGEND

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



INDEX TO DRAWINGS

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

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
02/10/2021	EASE ADDED/ZONE/CT WATER COMMENTS
03/30/2021	TOWN & ENGINEERING REVIEW
04/20/2021	IWWC APPROVAL CONDITIONS
09/15/2021	TOWN ROAD FRONTAGE
10/15/2021	CONSULTANT REVIEW & COMMISSION
10/26/2021	PHASING PLANS / E&S
08/29/2022	IWWC APPLICATION RESUBMISSION
02/24/2023	PER TOWN & ENGINEERING REVIEW
03/13/2023	REC AREA MODIFICATIONS & DETAIL



Killingly Engineering Associates
Civil Engineering & Surveying

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

April 23, 2020

APPROVED BY THE BROOKLYN
PLANNING AND ZONING COMMISSION

FINAL APPROVAL DATE: _____

CHAIRMAN _____ DATE: _____

EXPIRATION DATE: _____

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

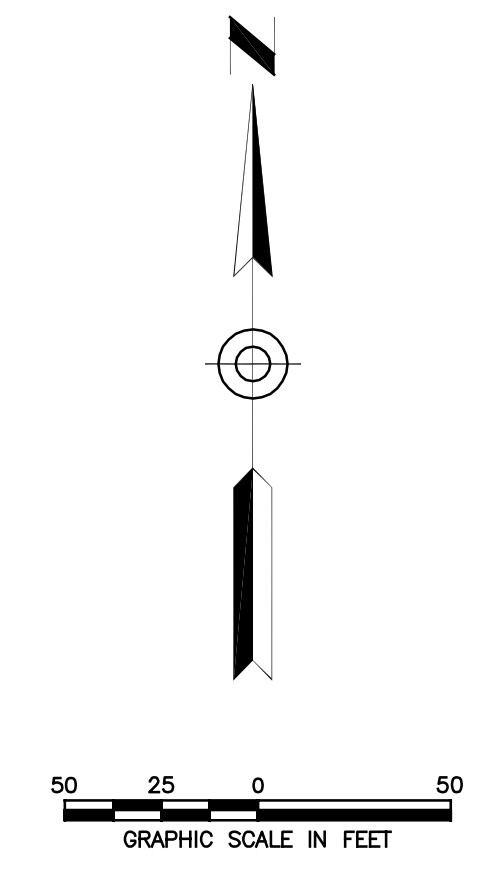
ENDORSED BY THE BROOKLYN INLAND
WETLANDS COMMISSION

CHAIRMAN _____ DATE _____

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

K:\2024\Drawings\02-2024 SURVEY.dwg Mar 17, 2023 - 10:39 AM

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



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

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

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

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

30' WIDE ACCESS EASEMENT IN FAVOR OF THE TOWN OF BROOKLYN AS SHOWN ON MAP REFERENCE #6

n/f
Town of Brooklyn
Map 33, Lot 21

8' HIGH CHAIN LINK FENCE

LIMIT OF TOWN ROAD (SEE NOTE #9)

LOUISE BERRY DRIVE

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

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

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

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

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

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

n/f
Linda Atsales
Map 33, Lot 15

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

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

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

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

WETLANDS

WETLANDS

NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: Property Survey
 - Boundary Determination Category: Resurvey.
- Zone = R-30.
- Owner of record: Shane J. Pollock & Erin F. Mancuso
101 Mackin Drive
Griswold, CT 06351
See Volume 659, Page 151
- Parcel is shown as Lot 19 on Assessors Map 33.
- North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
- Elevations shown are based on an North American Vertical Datum of 1988 (NAVD 88). Contours taken from actual field survey. Contour interval = 2'.
- Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 0005A Effective Date: Jan. 3, 1985.
- Wetlands shown were delineated in the field by Joseph Theroux, Certified Soil Scientist, in 2019.
- Town road limit was established by referencing the CDOT 2020 Town Roads Report, which designates the length of Louise Berry Drive to be .12 miles or 634' in length.

MAP REFERENCES:

- "Plan of site for new school in the Town of Brooklyn, Conn. - Scale: 1" = 100' - Date: June 9, 1952 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
- "Layout of Franklin Drive in the Town of Brooklyn, Conn. - Scale: 1" = 100' - Date: Oct. 15, 1959 - Prepared by: William W. Pike, Surveyor." On file in the Brooklyn land records.
- "Subdivision Plan - property of Kurt R. & Lempi E. Hostman - Gorman Road - Brooklyn, CT - Date: Aug. 1987 - Revised to: Jan. 21, 1988 - Scale: 1" = 40' - Prepared by: Louis J. Soja, Jr. - On file in the Brooklyn land records.
- "Property Survey and inland wetland field location - Pierce Memorial Baptist Home Inc. - Route 169 - Brooklyn, Connecticut - Date: Mar. 6, 1989 - Revised to: 7/25/1989 - Scale: 1" = 50' - Sheet 6 of 6 - Prepared by: Hallisey & Herbert, Civil Engineers & Surveyors." On file in the Brooklyn Land Records.
- "Easement Plan prepared for Town of Brooklyn - Brooklyn Elementary School & Brooklyn Junior High School - Route 205 (Wauregan Road) - Brooklyn, Connecticut Date: 4/5/1999 - Scale: 1" = 40' - Sheet 2 of 2. Prepared by: KWP Associates." On file in the Brooklyn land records.
- "Easement Plan showing proposed easement on land of Eggs, Inc. prepared for Town of Brooklyn - Wauregan Road (Route #205) - Brooklyn, Connecticut - Date: 4/20/2001 - Scale: 1" = 50' - Sheet 1 of 1 - Prepared by KWP Associates. On file in the Brooklyn land records.
- "Property survey showing portion of land of pierce Memorial Baptist Home, Inc. 44 Canterbury Road and Vina Lane - Brooklyn, Connecticut - Date: November 26, 2007 - Scale: 1" = 100' - Sheet 1 of 2 - Prepared by Diocese Bentley." On file in the Brooklyn land records.
- "Perimeter Survey prepared for Eggs Inc. - Gorman Road / Franklin Drive / Wauregan Road - Brooklyn, Connecticut - Date: Oct. 2014 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." On file in the Brooklyn land records.
- "Boundary Line Agreement prepared for Brooklyn Center Complex, BLB, LLC and Vina Land, LLC - Wauregan Road & Vina Lane - Brooklyn, Connecticut - Date: December 11, 2019 - Scale: 1" = 125' - Sheet 1 of 1 - Prepared by Archer Surveying, LLC." Not on file.

DATE	REVISIONS
03/13/2023	REC AREA MODIFICATIONS & DETAIL
02/24/2023	PER TOWN & ENGINEERING REVIEW
08/29/2022	MWC APPLICATION RESUBMISSION
10/26/2021	PHASING / EAS
10/15/2021	CONSULTANT REVIEW & COMMISSION
DATE	DESCRIPTION

PROPERTY SURVEY
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

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

DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 2 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

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

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

Certified Soil Scientist _____ Date _____

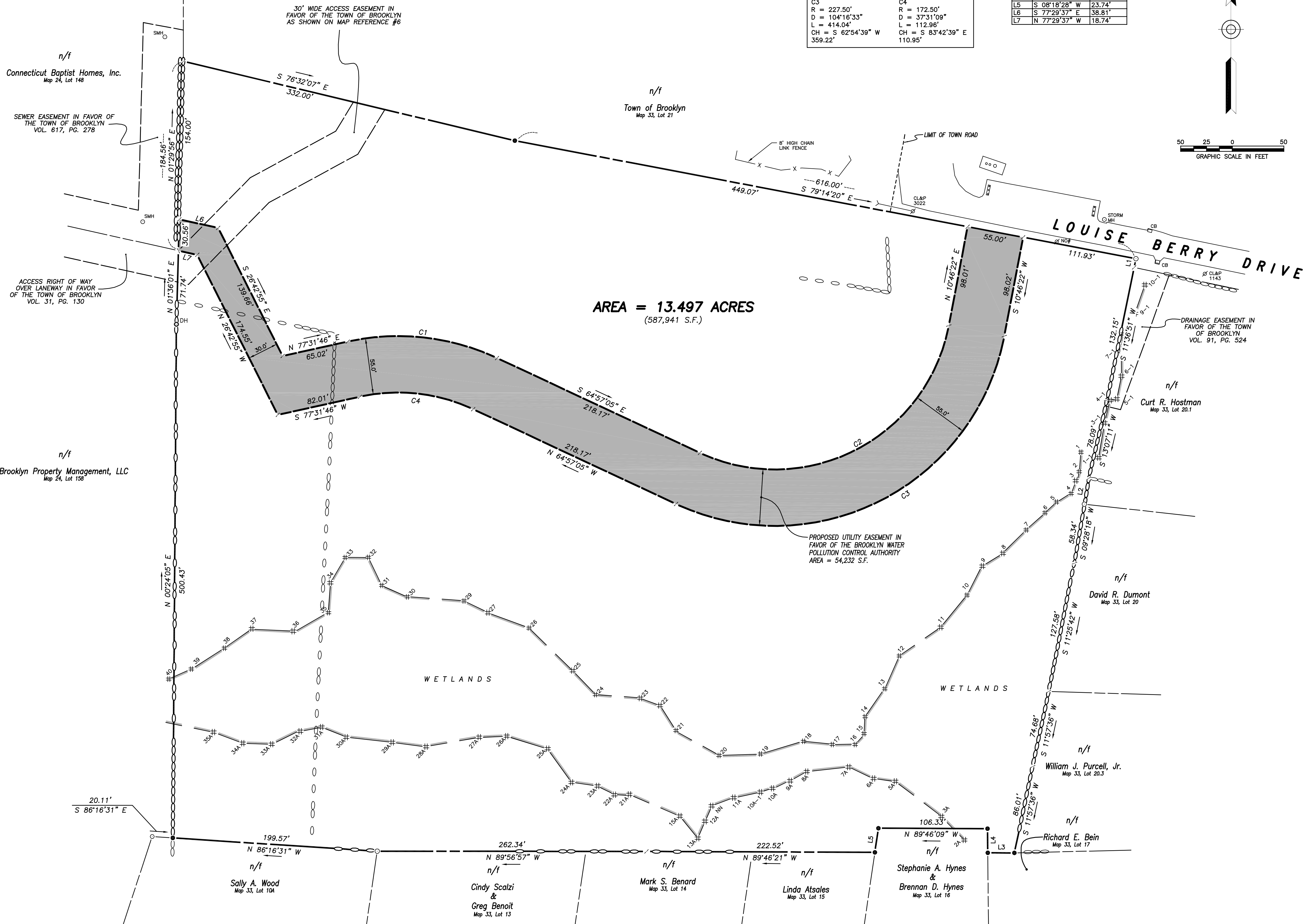
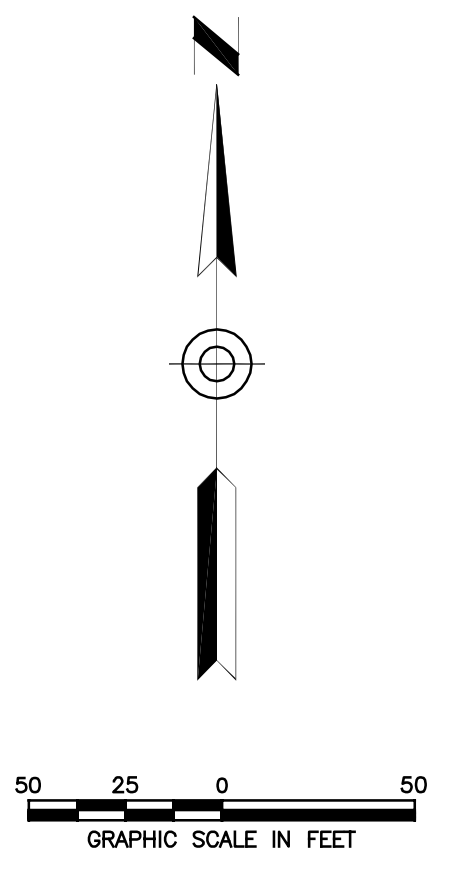
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

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

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



- NOTES:**
- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996;
 - This survey conforms to a Class "A-2" horizontal accuracy.
 - Topographic features conform to a Class "T-2", "V-2" vertical accuracy.
 - Survey Type: Easement Map.
 - Boundary Determination Category: Resurvey.
 - Zone = R-30.
 - Owner of record: Shane J. Pollock & Erin F. Mancuso
101 Mackin Drive
Griswold CT 06351
See Volume 659, Page 151
 - Parcel is shown as Lot 19 on Assessors Map 33.
 - North orientation is based on North American Datum of 1982 (NAD 82) and is taken from GPS observations.
 - Parcel lies within Flood Hazard Zone 'C' (areas of minimal flooding) as shown on FIRM Map # 090164 Panel 0005A Effective Date: Jan. 3, 1985.
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DATE	REVISIONS
03/13/2023	REC AREA MODIFICATIONS & DETAIL
02/24/2023	PER TOWN & ENGINEERING REVIEW
08/29/2022	INWC APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
DATE	DESCRIPTION

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

Killingly Engineering Associates
Civil Engineering & Surveying

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P.O. Box 421
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DATE: 4/23/2020	DRAWN: DNE
SCALE: 1" = 50'	DESIGN: NET
SHEET: 3 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

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

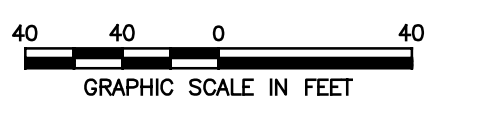
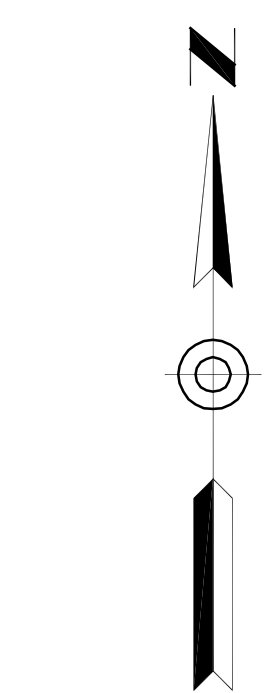
GREG A. GLAUDE, L.S. LIC. NO. 70191 DATE

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

K:\2014\Drawings\03-20014 EASEMENT.dwg Mar 17, 2023 - 10:40 AM

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

NOTE: SEE SHEET 6 FOR EROSION AND SEDIMENTATION CONTROLS



LEGEND

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

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

BLOCK RETAINING WALL 1
TOP = 318.0
BOTTOM = 314.0

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

BLOCK RETAINING WALL 2
TOP = 313.50
BOTTOM = 310.00

ACCESSIBLE UNITS

PROPOSED UTILITY EASEMENT IN FAVOR OF THE BROOKLYN WATER POLLUTION CONTROL AUTHORITY

DATE	REVISIONS
03/13/2023	REC AREA MODIFICATIONS & DETAIL
02/24/2023	PER TOWN & ENGINEERING REVIEW
08/29/2022	INWC APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
DATE	DESCRIPTION

OVERALL SITE DEVELOPMENT PLAN

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

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

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

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

DATE



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

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

n/f
Town of Brooklyn
Map 33, Lot 21

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

PROVIDE GRAVELED ACCESS
TO TRAIL SYSTEM

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

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

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

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

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

n/f
Linda Atsales
Map 33, Lot 15

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

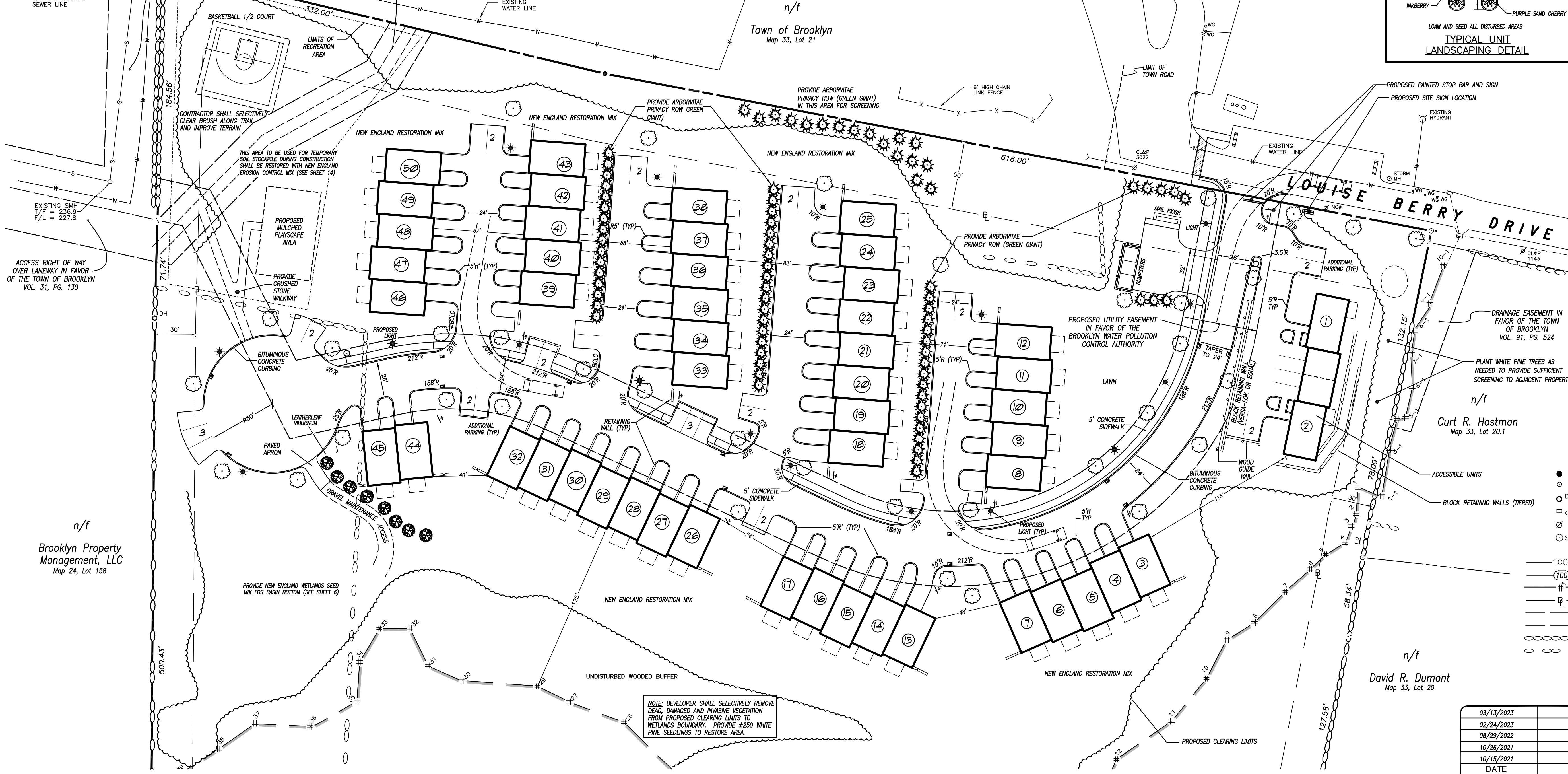
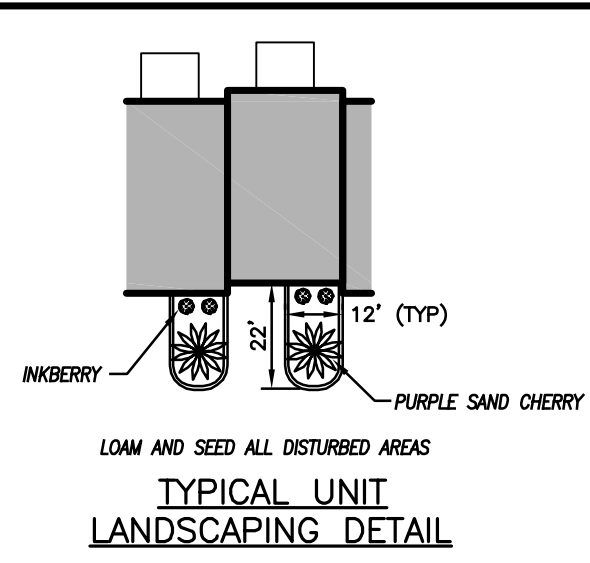
n/f
Cindy Scalzi
&
Greg Benoit
Map 33, Lot 13

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

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

n/f
Town of Brooklyn
Map 33, Lot 21



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

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

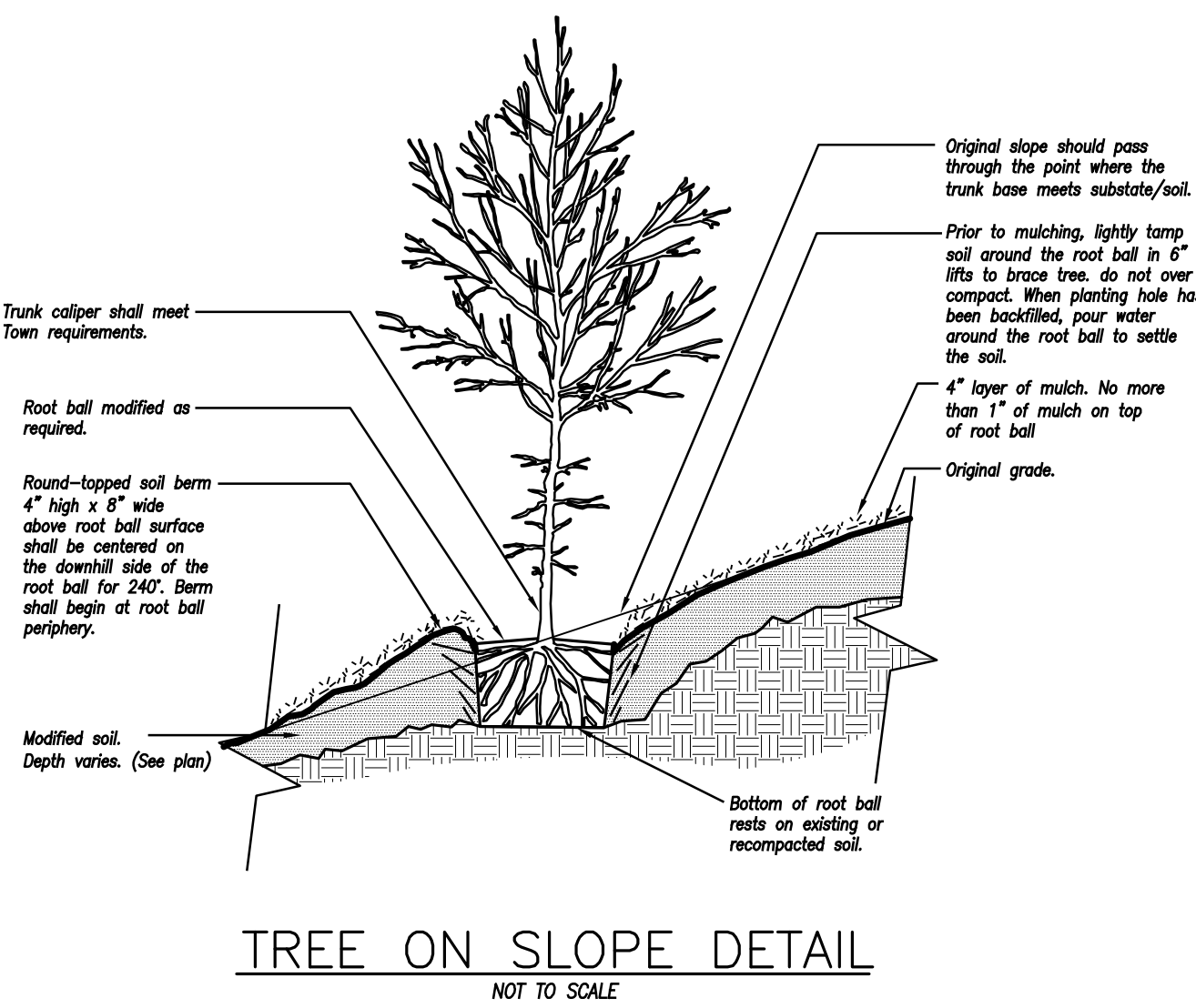
n/f
Curt R. Hostman
Map 33, Lot 20.1

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

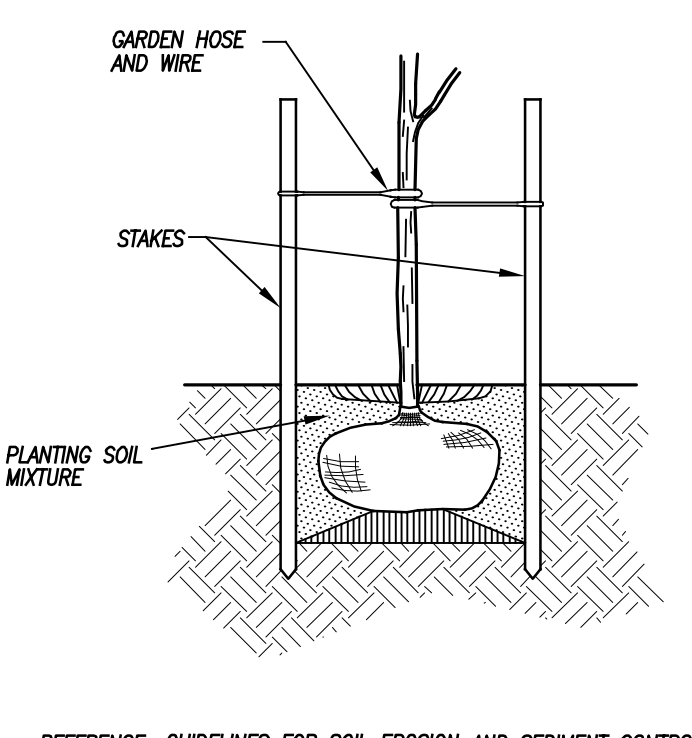
LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- U UTILITY POLE
- SMH SANITARY SEWER MANHOLE
- HYDRANT
- BLOCK RETAINING WALLS (TIERED)
- 100 — EXISTING CONTOURS
- (100) — PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- BUILDING SETBACK LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- STONE WALL
- STONE WALL REMAINS

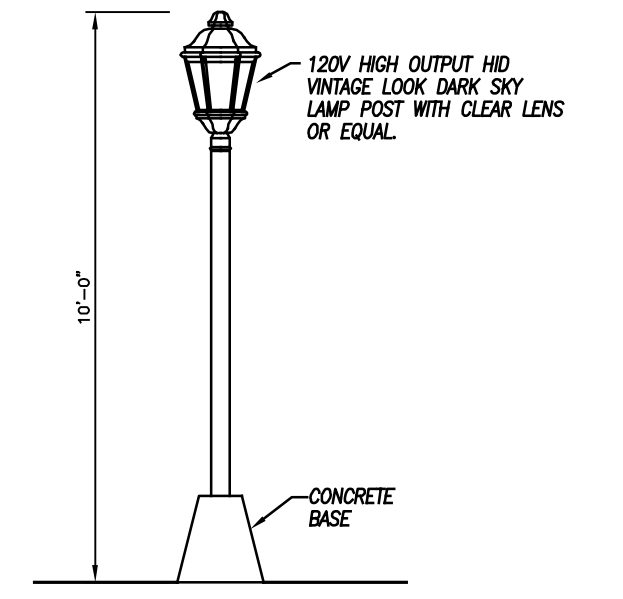
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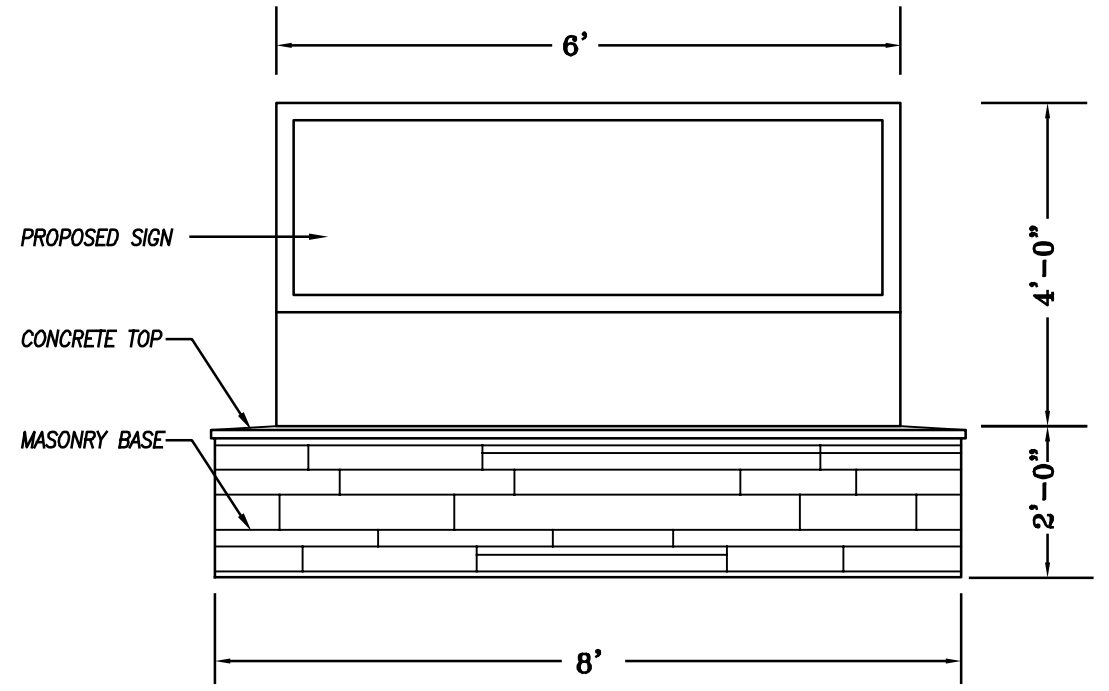
TREE ON SLOPE DETAIL
NOT TO SCALE



PLANTING CROSS SECTION
FOR TREES UNDER 20'
NOT TO SCALE



LIGHT POLE DETAIL
NOT TO SCALE



SITE SIGN DETAIL
NOT TO SCALE

LANDSCAPE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	NUMBER
Cornus kousa	Korean Flowering Dogwood Pink	2.5" cal.	10
Quercus palustris	Pin Oak	3" cal.	24
Ilex glabra	Inkberry 'Shamrock'	1 gal.	102
Prunus x cistena	Purple Sand Cherry	1 gal.	51
Thuja plicata	Arborvitae "Green giant"	4' height	76
Viburnum rhytidophyllum	Leatherleaf Viburnum	4'	8

NOTE: Provide Cornus kousa at ends of drives and around cul-de-sac

LAYOUT & LANDSCAPING PLAN

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

Killingly Engineering Associates
Civil Engineering & Surveying

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

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SEE SHEET 7 FOR WATER MAIN INSTALLATION NOTES

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

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

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

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

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

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EROSION CONTROL AND UTILITIES PLAN

PREPARED FOR

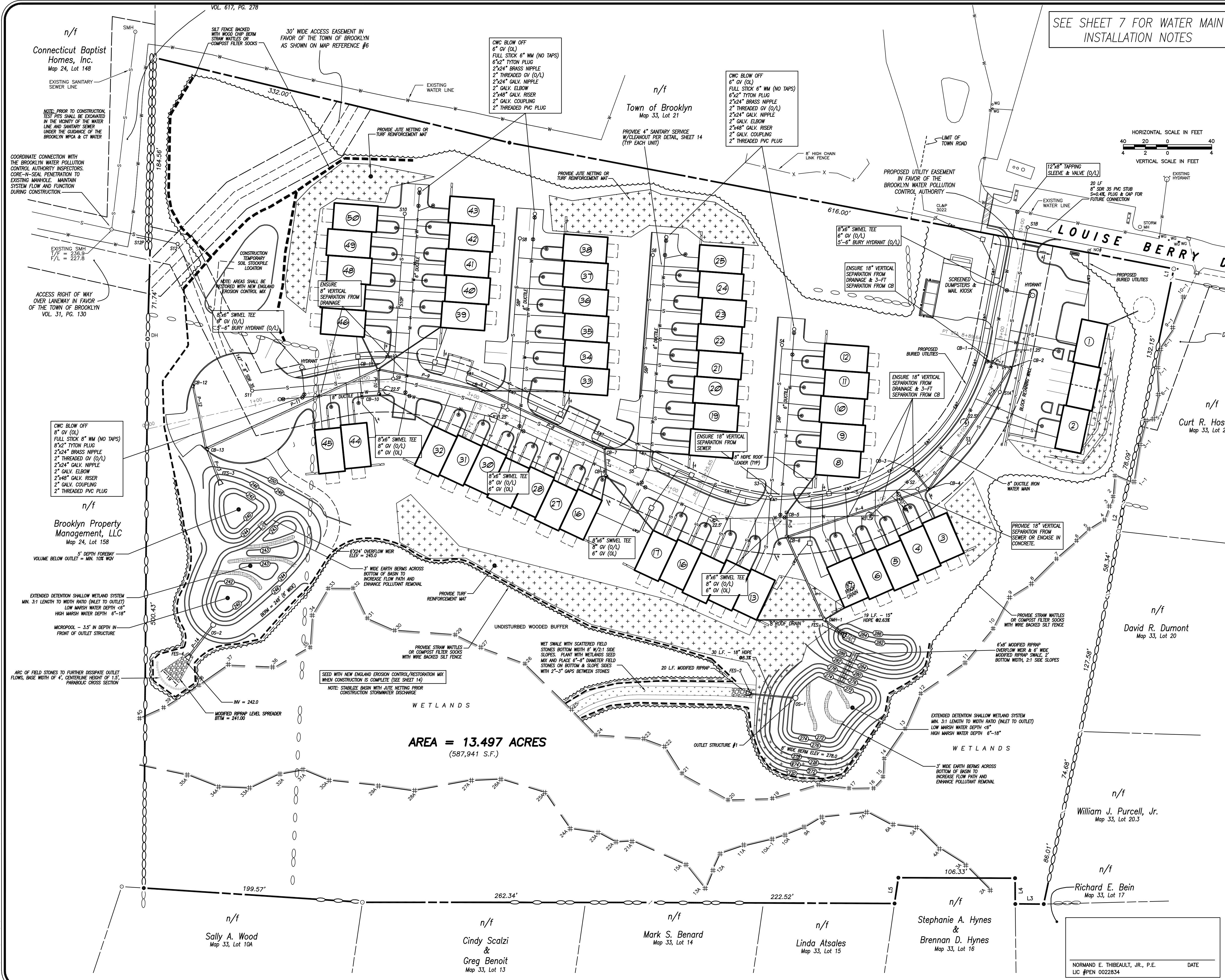
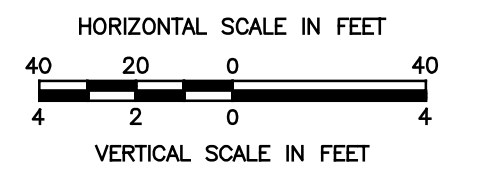
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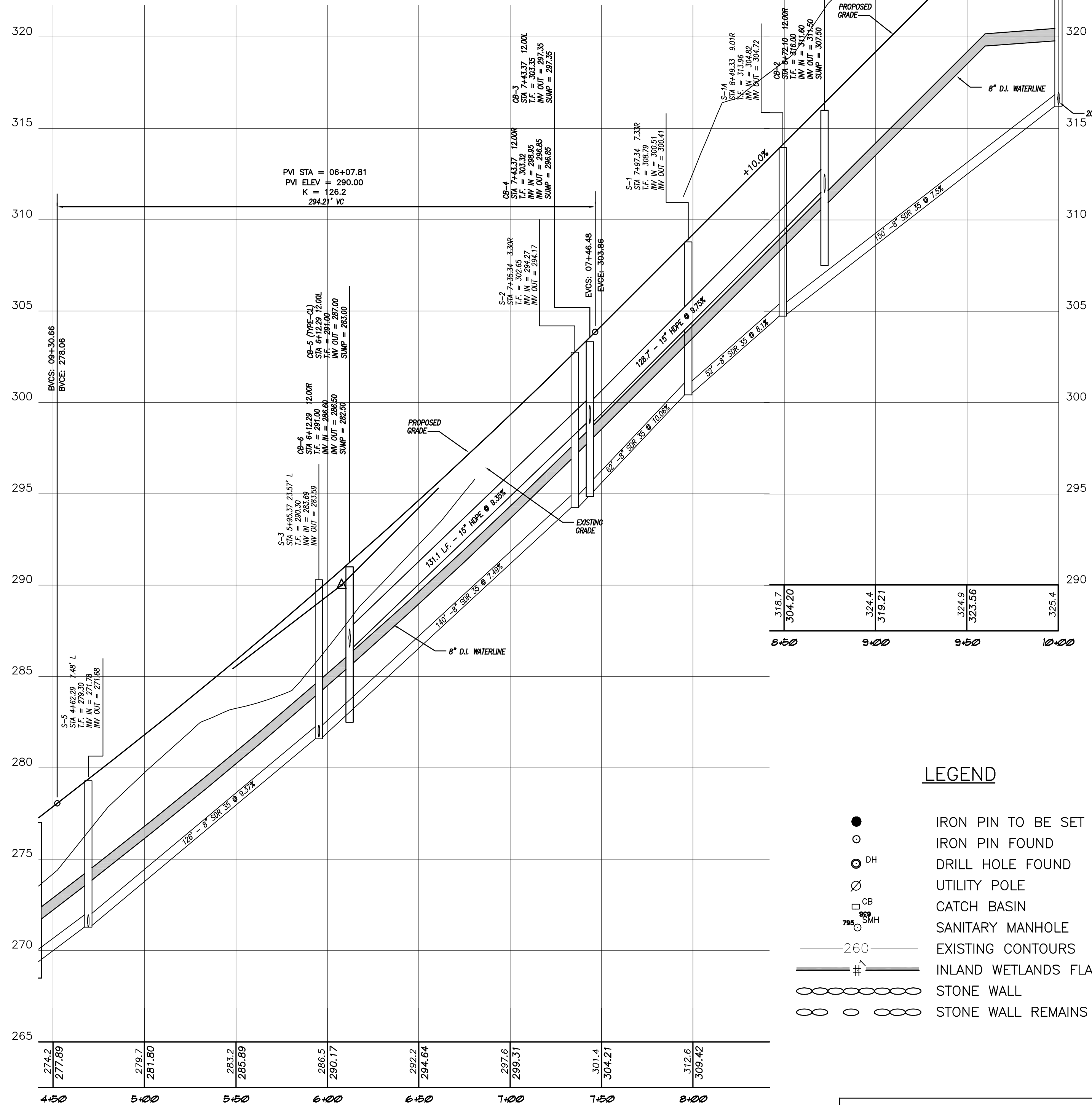
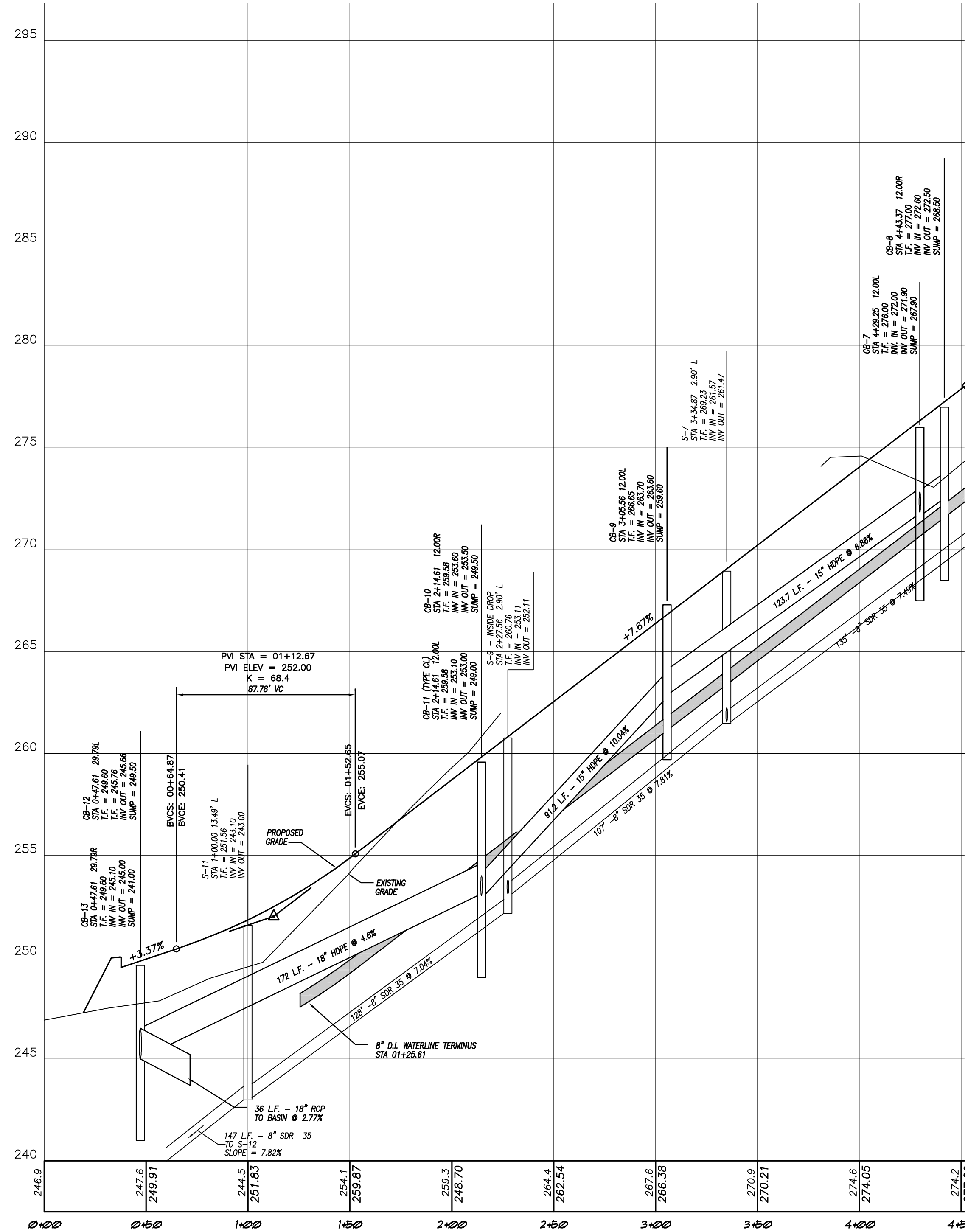
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DRAINAGE PIPE SCHEDULE				
LABEL	LENGTH	SLOPE	DIAMETER	MATERIAL
P1	20'	2.0%	12"	HDPE
P2	128.7'	9.75%	15"	HDPE
P3	20'	2.0%	12"	HDPE
P4	131.1'	9.35%	15"	HDPE
P5	20'	2.0%	12"	HDPE
P6	83'	4.2%	15"	HDPE
P7	23'	2.17%	15"	HDPE
P8	123.7'	2.96%	15"	HDPE
P9	91.2'	10.04%	15"	HDPE
P10	20'	1.0%	12"	HDPE
P11	172'	4.6%	18"	HDPE
P12	58'	1.1%	15"	HDPE
P13	36'	2.77%	18"	RCP
P14	36'	0.63%	15"	RCP

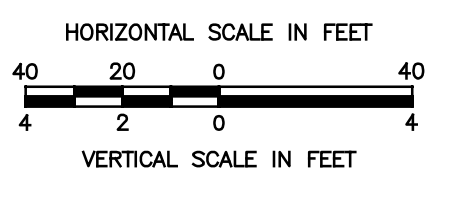
SANITARY STRUCTURE SCHEDULE			
LABEL	T/F	F/Out	F/Lin
S4	296.50	292.50	
S6	289.20	285.20	
S8	277.50	273.50	
S10	267.80	263.80	243.10
S11	251.56	243.00	
S12	240.00	231.40	

SANITARY PIPE SCHEDULE		
LABEL	LENGTH	SLOPE
S4P	137'	5.68%
S6P	190'	6.42%
S8P	154'	7.06%
S10P	148'	5.07%
S12P	60'	6.00%

FLARED END SECTIONS		
FES--1	INV =	15" HDPE
FES--1	283.0	15" HDPE
FES--2	169.50	15" HDPE
FES--3	244.00	18" RCP
FES--4	242.00	18" RCP



- WATER MAIN INSTALLATION NOTES:**
- PROJECT MUST BE BUILT TO CONNECTICUT WATER COMPANY SPECIFICATIONS.
 - CLASS 52 DUCTILE IRON PIPE REQUIRED.
 - COPPER AND/OR DUCTILE IRON SERVICE LATERAL MATERIAL REQUIRED.
 - GATE VALVES OPEN LEFT.
 - FIRE HYDRANTS OPEN LEFT. HYDRANTS ARE 5.5' BURY DEPTH. CT WATER COMPANY WILL FURNISH MATERIALS INCLUDING TEE, VALVE, PIPE, HYDRANT AND ACCESSORIES. FIRE HYDRANTS TO BE INSTALLED WITH FACE OF HYDRANT 3'-FEET OFF FACE OF CURB. HYDRANTS ARE NOT TO BE INSTALLED IN SIDEWALKS. WHERE 3'-FEET CANNOT BE OBTAINED, INSTALL HYDRANT BEHIND SIDEWALK UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. 10'-FEET HORIZONTAL SEPARATION REQUIRED BETWEEN HYDRANTS, SEWER MANHOLES AND STORM DRAINS. **FIRE HYDRANTS TO BE INSTALLED WITH FINISH GRADE AT THE BURY LINE CAST INTO THE LOWER BARREL. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS OF WATER MAIN AND LATERAL ELEVATION TO ACHIEVE PROPER BURY DEPTH. ANY COSTS RELATED TO ADJUSTMENTS REQUIRED BY CT WATER COMPANY WILL BE THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR AND/OR APPLICANT OF RECORD.
 - ALL WATER MAIN PIPING AND APPURTENANCES MUST BE POLYETHYLENE ENCASED IN ACCORDANCE WITH ANWA ANSI-AWWA C105/A21.5-99(10). POLYETHYLENE ENCASEMENT SHALL BE V-BIO ENHANCED POLYETHYLENE ENCASEMENT ONLY AND CONSIST OF THREE CO-EXTRUDED LAYERS OF LINEAR LOW-DENSITY POLYETHYLENE (LLDPE) FILM THAT ARE FUSED INTO ONE.
 - MEGALUG RESTRAINTS REQUIRED ON ALL FITTINGS, BENDS, OFFSETS, TEES, GATE VALVES AND HYDRANTS.
 - FIELD LOK (U.S. PIPE) OR SURE STOP 350 (MCWANE) RESTRAINING GASKETS ARE REQUIRED 2 PIPE JOINTS BEFORE AND AFTER EACH FITTING AND ON THE LAST 3 PIPE LENGTHS ON DEAD ENDS.
 - THRUST BLOCKING IS REQUIRED ON ALL BENDS, TEES, OFFSETS, HYDRANTS AND DEAD ENDS.
 - ALL WATER MAINS SHALL BE INSTALLED TO A DEPTH OF 4'-FEET OF COVER BASED ON THE ROADWAY GRADE, EXCEPT AS NOTED.
 - 3'-FT MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER AND ANY OTHER UTILITY/UNDERGROUND STRUCTURE. 10'-FT MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER AND SEWER/SEPTIC. (**SEWER)** SLEEVE REQUIRED WHERE WATER CROSSES SEWER IF WATER IS BELOW SEPTIC AND/OR WHEN 18" VERTICAL SEPARATION CANNOT BE ACHIEVED WHEN WATER IS ABOVE SEWER. 4'-FEET MINIMUM HORIZONTAL SEPARATION REQUIRED BETWEEN WATER MAIN AND DRAINAGE WHEN AT LIKE ELEVATIONS.
 - WATER MAINS TO BE DEFLECTED UNDER ALL STORM DRAINS UNLESS OTHERWISE NOTED OR AS DIRECTED BY A CT WATER COMPANY PROJECT MANAGER. A VERTICAL CLEARANCE OF 18" TO BE MAINTAINED BETWEEN STORM DRAIN AND WATER MAINS. THE CONTRACTOR IS RESPONSIBLE FOR PROPER COMPACTION AROUND AND UNDER EXISTING DRAINAGE FACILITIES WHICH MAY INCLUDE REMOVAL AND RESETTING TO PROPER GRADE.
 - ANGLE OF BENDS TO BE FIELD DETERMINED.
 - MAXIMUM ALLOWABLE DEFLECTION PER FULL LENGTH PUSH-ON JOINT FOR 4" TO 12" IS FIVE (5) DEGREES AND THREE (3) DEGREES FOR 14" AND GREATER DUCTILE IRON PIPE.
 - EXISTING SERVICES TO SITE THAT WILL NO LONGER BE USED MUST BE TERMINATED AT THE WATER MAIN BY EXPOSING AND SHUTTING OFF THE CORPORATION VALVE. THE LINE MUST BE SEVERED IMMEDIATELY AFTER THE CORPORATION VALVE. SAID SERVICES MUST BE SHOWN ON PLANS.
 - WHERE A WATER SUPPLY WELL FOR ANY PURPOSE EXISTS OR IS APPROVED WITHIN THE LIMITS OF THIS PROJECT, ALL SERVICE LINES CONNECTED TO THE PUBLIC WATER SUPPLY REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (RPD), AND MUST MEET THE REQUIREMENTS OF SEC.19A-208A OF THE CONNECTICUT GENERAL STATUTES ("CGS"), AND SEC. 19-13-B38A OF THE PUBLIC HEALTH CODE.
 - WHERE AN AIR RELIEF IS REQUIRED, CT WATER COMPANY WILL PERFORM TAP AND INSTALL WHILE THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR THE EXCAVATION AND RESTORATION UNLESS OTHERWISE NOTED. LABOR AND MATERIALS FOR THE INSTALLATION(S) WILL BE CHARGED TO THE PROJECT.
 - WHEN THE INSTALLATION OF UNDERGROUND INFRASTRUCTURE DEVIATES FROM THE CT WATER COMPANY APPROVED PLANS(S), THE APPLICANT, AT HIS/HER COST, WILL BE HELD LIABLE FOR THE RELOCATION OF INFRASTRUCTURE AS REQUIRED TO THE SATISFACTION OF THE CT WATER COMPANY. FAILURE TO CORRECT ANY DEVIATION DEEMED UNACCEPTABLE TO THE CT WATER COMPANY WILL RESULT IN LITIGATION.



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

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ROAD PROFILE
PREPARED FOR

SHANE POLLOCK

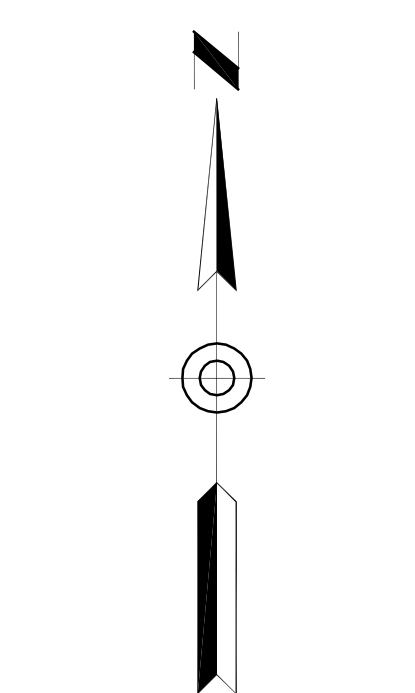
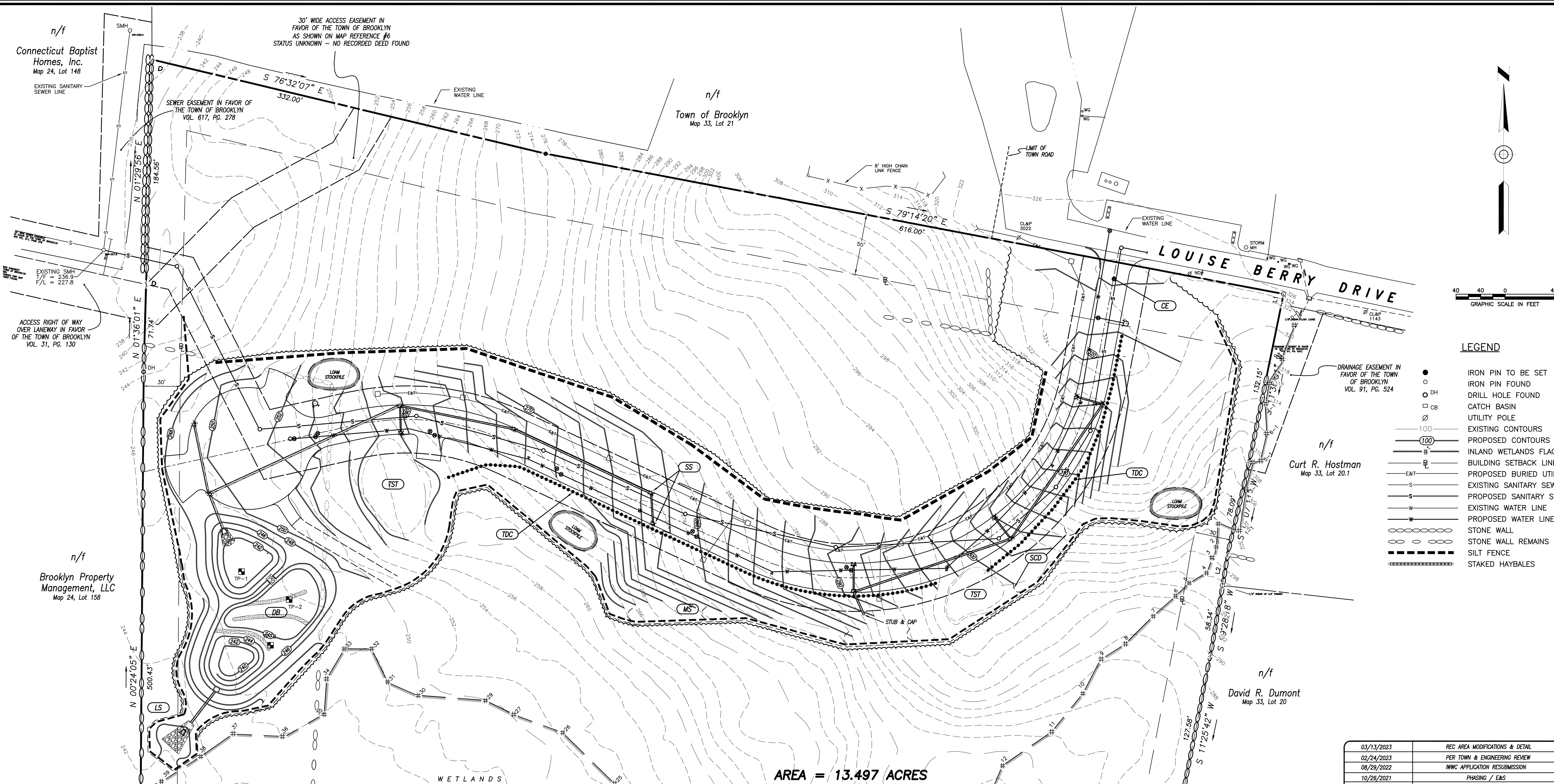
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LEGEND

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

AREA = 13.497 ACRES

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS - PHASE 1:

1. Flag the limits of disturbance and schedule pre-construction meeting with Town of Brooklyn wetlands Agent.
2. The only work that shall be permitted prior to installation of perimeter erosion controls shall be clearing of vegetation. No grubbing shall be conducted until the perimeter erosion and sediment controls have been installed per the plan and inspected by the Town of Brooklyn Agent. Written approval for installation of the erosion and sedimentation controls shall be obtained from the Town of Brooklyn IWC Agent prior to commencing with any other work.
3. Contact utility companies for scheduling installation of utilities and connections
4. Install the anti-tracking construction entrance.
5. Cut trees within the defined clearing limits and remove the cut wood.
6. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
7. Chip brush and slash, stockpile chips for use on site or remove off site.
8. Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
9. Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
10. Excavate stormwater basin to be utilized as a temporary sedimentation basin during construction. Install drainage structures and pipe and provide inlet protection at catch basins.
11. Install and compact processed gravel for roadway base.
12. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
13. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.

14. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
15. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
16. Install utilities to in the locations shown on the plans.
17. Prepare sub-base for driveway for final grading.
18. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

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

MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock (12")	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainage way.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyances consisting of an excavated depression with a broad stable point of discharge constructed at zero grade across a slope
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

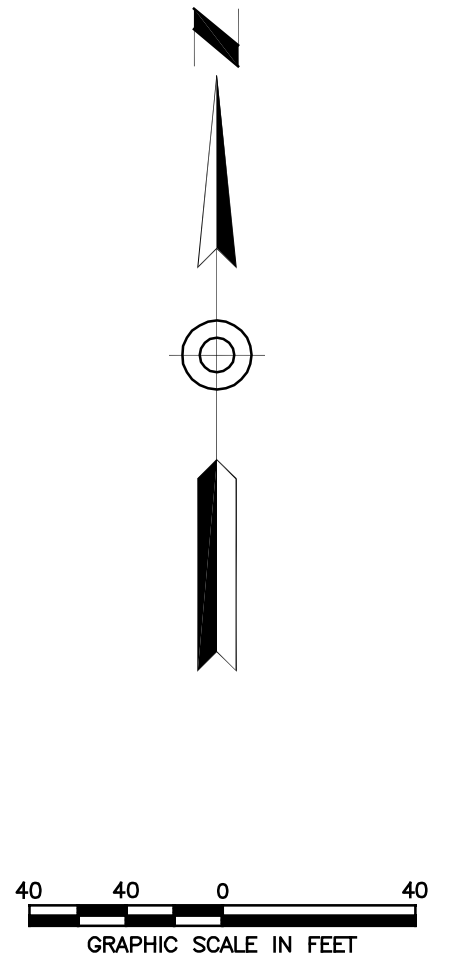
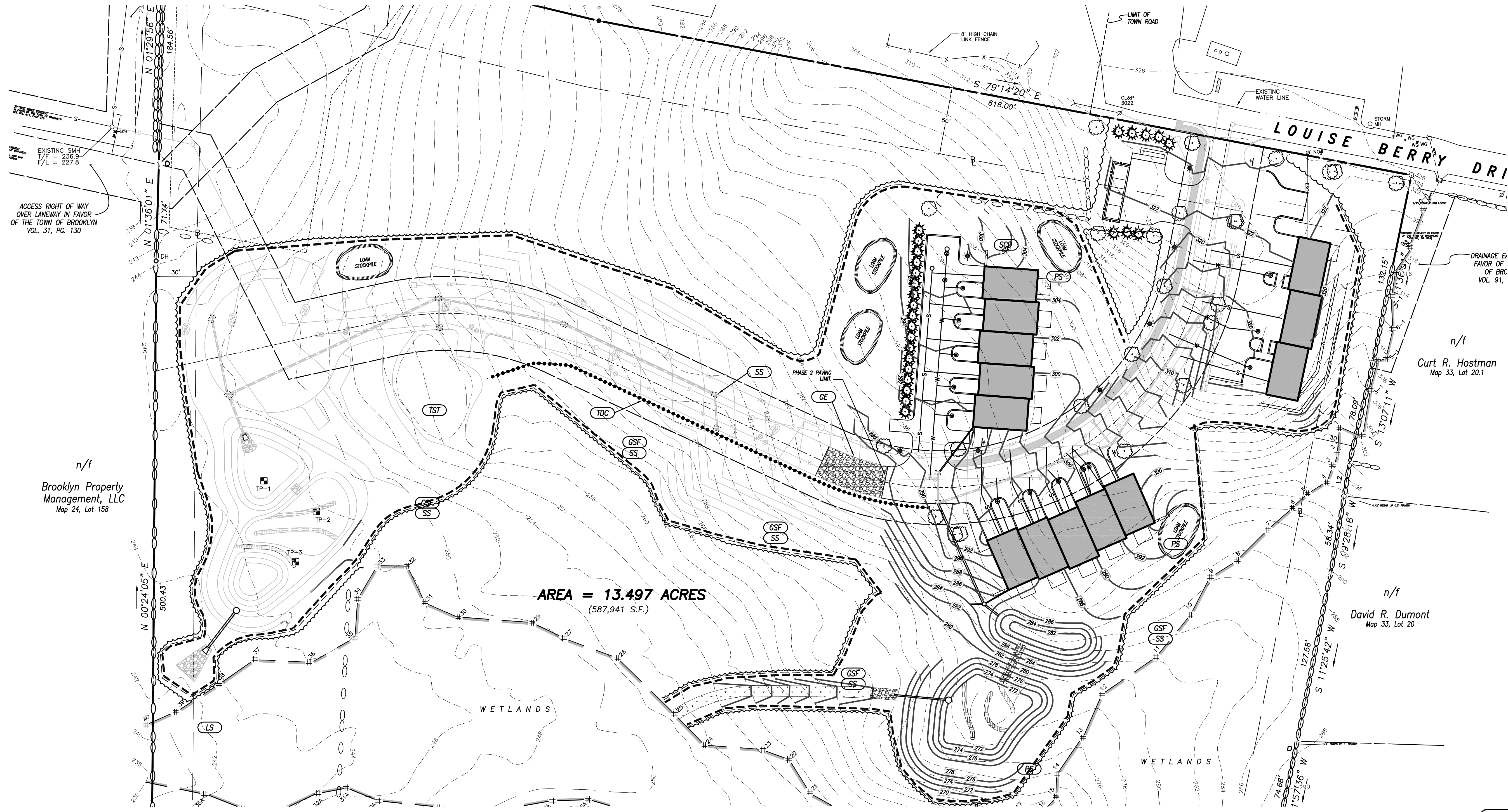
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10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
	DESCRIPTION

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

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

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

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



LEGEND

- IRON PIN TO BE SET
- IRON PIN FOUND
- DH DRILL HOLE FOUND
- CB CATCH BASIN
- UP UTILITY POLE
- 100 EXISTING CONTOURS
- 100 PROPOSED CONTOURS
- INLAND WETLANDS FLAG
- B BUILDING SETBACK LINE
- E&T PROPOSED BURIED UTILITIES
- S EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- ○ ○ ○ ○ STONE WALL
- ○ ○ ○ ○ STONE WALL REMAINS
- — — — — SILT FENCE
- ===== STAKED HAYBALES

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS PHASE 2:

1. Install the anti-tracking construction entrance.
2. Cut trees within the defined clearing limits and remove the cut wood.
3. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
4. Chip brush and slash, stockpile chips for use on site or remove off site.
5. Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
6. Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
7. Excavate stormwater basin and temporary sedimentation basin during construction. Install drainage structures and pipe and provide inlet protection at catch basins.
8. Install and compact processed gravel for driveway base.
9. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
10. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
11. Make all required cuts and fills. Establish the subgrade for the driveway to access units B-12 as required and install additional erosion controls as necessary and as shown on the plans.
12. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.

13. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
14. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
15. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
16. Install utilities and light bases in the locations shown on the plans for the phase limit. Install sidewalks.
17. Prepare sub-base for roadway for final grading.
18. Excavate for building footings, stockpile soil and pour footings & slabs. Begin building construction.
19. Place topsoil where required and install any proposed landscaping upon completion of each building.
20. Install first course of pavement and curbing.
21. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
22. Install final course of pavement & lighting.
23. Install landscaping & fine grade, rake, seed and mulch to within 2' of the pavement.
24. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

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

MEASURE	KEY	DESCRIPTION
Permanent Seeding	PS	Establishment of permanent stand of grass and/or legumes by seeding and mulching exposed soils with a seed mixture appropriate for long term stabilization. See Erosion Control Narrative for seed mix requirements.
Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock (12")	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainageway.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyances consisting of an excavated depression with a broad stable point of discharge constructed at zero grade across a slope
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

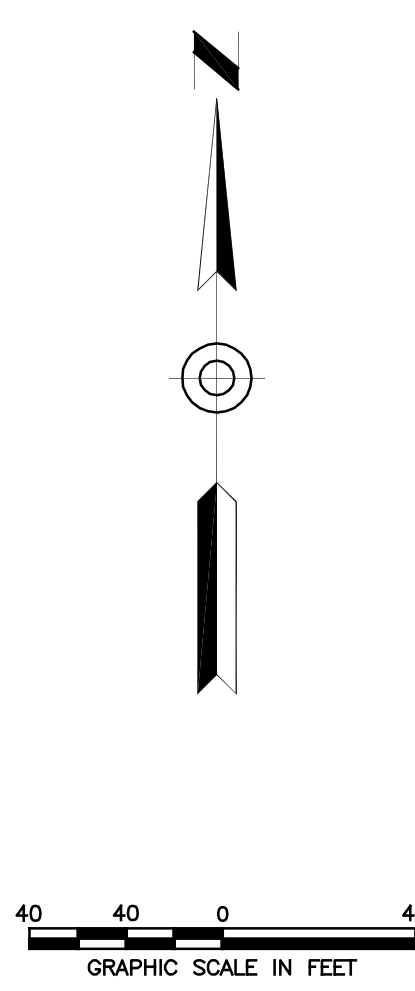
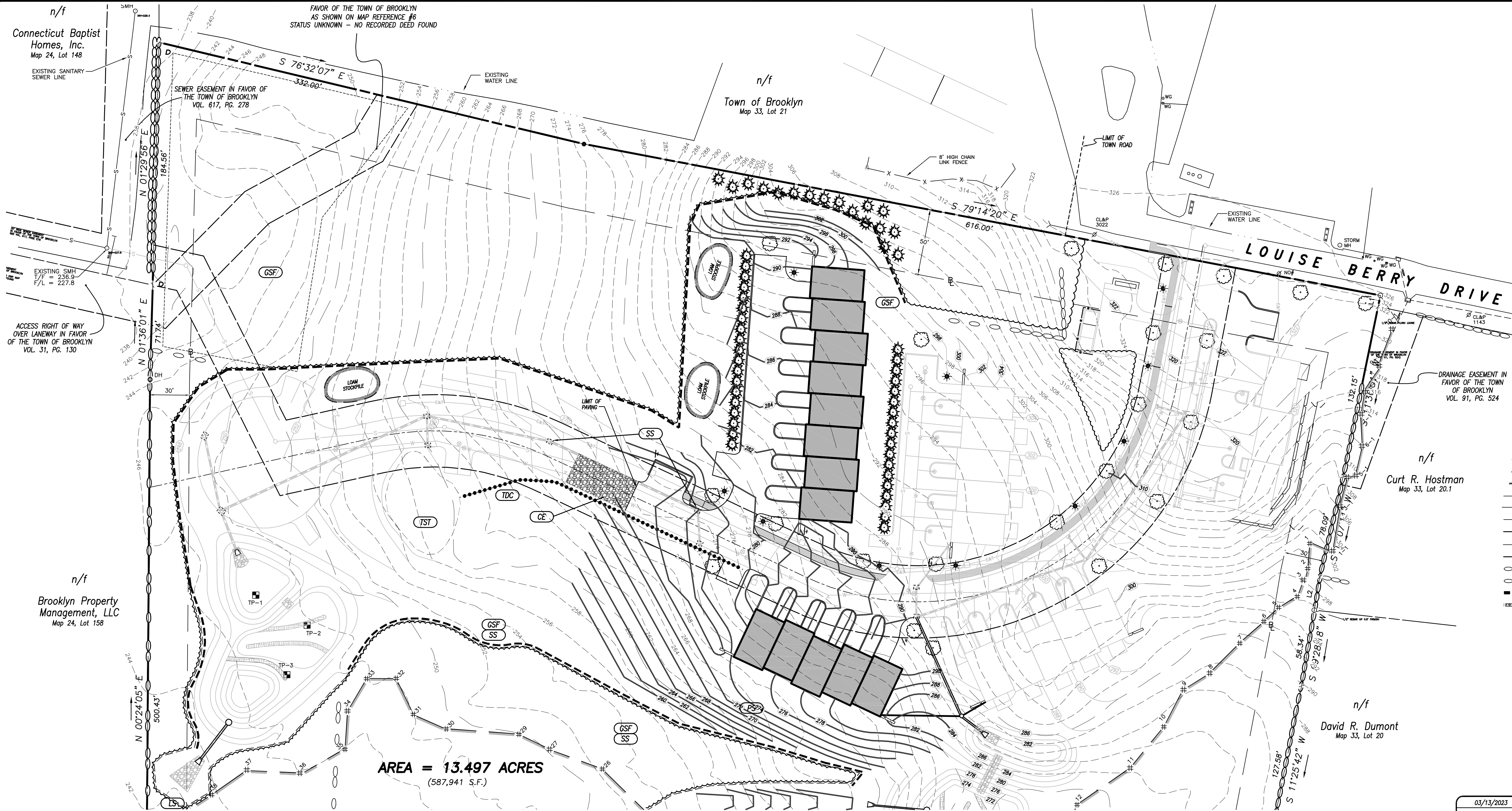
DATE	REVISIONS
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08/29/2022	INWC APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
DATE	DESCRIPTION

PHASING PLAN - PHASE 2
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

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

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

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



LEGEND

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

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

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS PHASE 2:

1. Install the anti-tracking construction entrance.
2. Cut trees within the defined clearing limits and remove the cut wood.
3. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
4. Chip brush and slash, stockpile chips for use on site or remove off site.
5. Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
6. Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
7. Relocate temporary sedimentation basin prior to construction.
8. Install and compact processed gravel for driveway base.
9. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
10. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
11. Make all required cuts and fills. Establish the subgrade for the driveway to access units 8-12 as required and install additional erosion controls as necessary and as shown on the plans.
12. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.

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14. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
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16. Install utilities and light bases in the locations shown on the plans for the phase limit. Install sidewalks.
17. Prepare sub-base for roadway for final grading.
18. Excavate for building footings, stockpile soil and pour footings & slabs. Begin building construction.
19. Place topsoil where required and install any proposed landscaping upon completion of each building.
20. Install first course of pavement and curbing.
21. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
22. Install final course of pavement & lighting.
23. Install landscaping & fine grade, rake, seed and mulch to within 2' of the pavement.
24. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:
Shane Pollock
101 Mackin Drive
Griswold, CT 06351
(860) 888-3129

MEASURE	KEY	DESCRIPTION
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Mulch for Seed	MS	Application of a mulch that will protect the soil surface on a temporary basis and promote the establishment of temporary or permanent seedings.
Construction Entrance	CE	A stone stabilized pad sometimes associated with a mud rack, automotive spray, or other measures located at points of vehicular ingress and egress on a construction site.
Geotextile Silt Fence	GSF	A temporary sediment barrier consisting of a geotextile fabric pulled taut and attached to supporting posts and entrenched.
Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock (12")	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainage way.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
Temporary Sediment Trap	TST	A temporary ponding area with a stone outlet formed by excavation and/or constructing an earthen embankment.
Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyances consisting of an excavated depression with a broad stable point of discharge constructed at zero grade across a slope.
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

DATE	REVISIONS
03/13/2023	REC AREA MODIFICATIONS & DETAIL
02/24/2023	PER TOWN & ENGINEERING REVIEW
08/29/2022	INWC APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
	DESCRIPTION

PHASING PLAN - PHASE 3
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

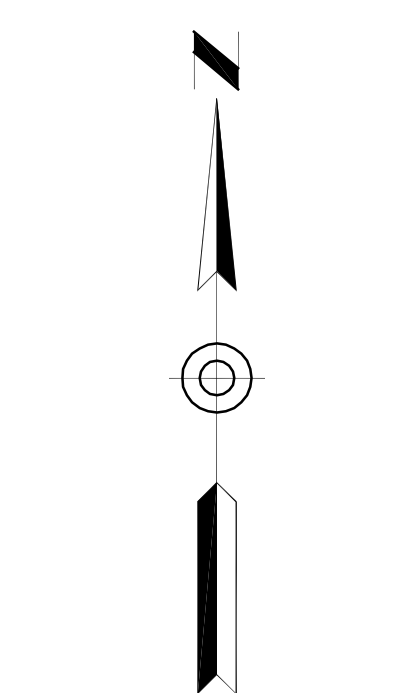
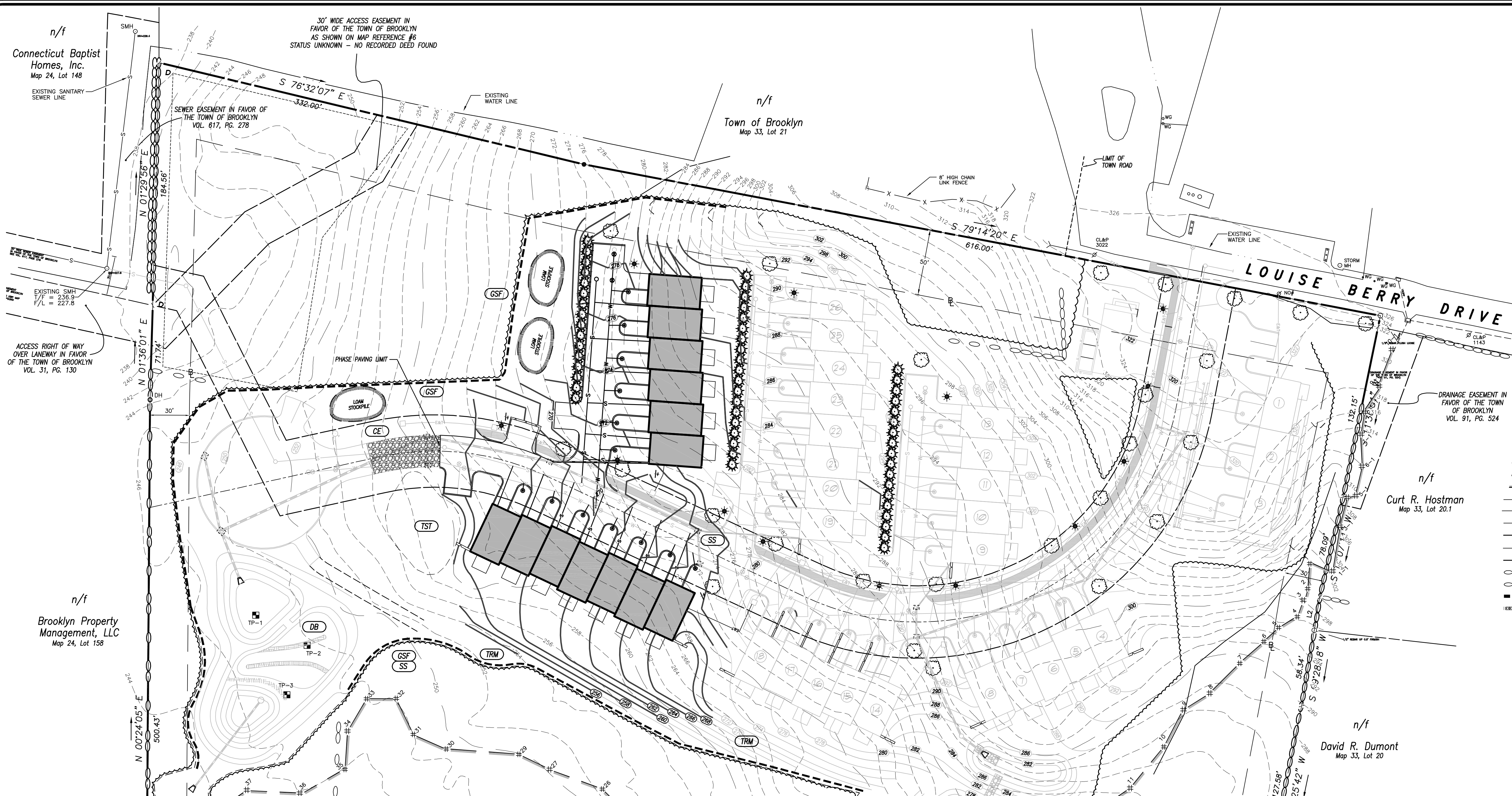
Killingly Engineering Associates
Civil Engineering & Surveying

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

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

K:\2024\Drawings\10_2024\PHAS3_3.dwg Mar 17, 2023 - 10:54 AM



LEGEND

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

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS PHASE 4:

1. Install the anti-tracking construction entrance.
2. Cut trees within the defined clearing limits and remove the cut wood.
3. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
4. Chip brush and slash, stockpile chips for use on site or remove off site.
5. Box out driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
6. Contact utility companies (CT Water and the Brooklyn WPCA) to coordinate water main and sanitary sewer connections. Install water and sanitary sewer lines beginning from the lowest elevation.
7. Relocate temporary sedimentation basin prior to construction.
8. Install and compact processed gravel for driveway base.
9. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
10. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
11. Make all required cuts and fills. Establish the subgrade for the driveway to access units 8-12 as required and install additional erosion controls as necessary and as shown on the plans.
12. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.

13. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
14. Make all required cuts and fills. Establish the subgrade for the driveway as required and install additional erosion controls as necessary and as shown on the plans.
15. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
16. Install utilities and light bases in the locations shown on the plans for the phase limit. Install sidewalks.
17. Prepare sub-base for roadway for final grading.
18. Excavate for building footings, stockpile soil and pour footings & slabs. Begin building construction.
19. Place topsoil where required and install any proposed landscaping upon completion of each building.
20. Install first course of pavement and curbing.
21. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
22. Install final course of pavement & lighting.
23. Install landscaping & fine grade, rake, seed and mulch to within 2' of the pavement.
24. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:
 Shane Pollock
 101 Mackin Drive
 Griswold, CT 06351
 (860) 888-3129

MEASURE	KEY	DESCRIPTION
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Haybale Barrier	HB	A temporary sediment barrier consisting of a row of entrenched and anchored bales of hay or straw.
Silt Sock (12")	SS	A cylindrical erosion control device used for slope interruption, perimeter control and inlet protection.
Stone Check Dam	SCD	A temporary or permanent stone dam placed across a drainage way.
Temporary Diversion Channel	TDC	A channel designed to convey flows on a short term basis and lined with an erosion resistant covering.
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Detention Basin	DB	An impoundment made by constructing a dam or an embankment (embankment detention basin) or by excavating a pit or dugout (excavated detention basin).
Level Spreader	LS	An outlet for diversions and other water conveyances consisting of an excavated depression with a broad stable point of discharge constructed at zero grade across a slope.
Permanent Turf Reinforcement Mat	TRM	A manufactured mat composed of non-biodegradable polymer or synthetic fibers mechanically, structurally, or chemically bound to form a continuous matrix.

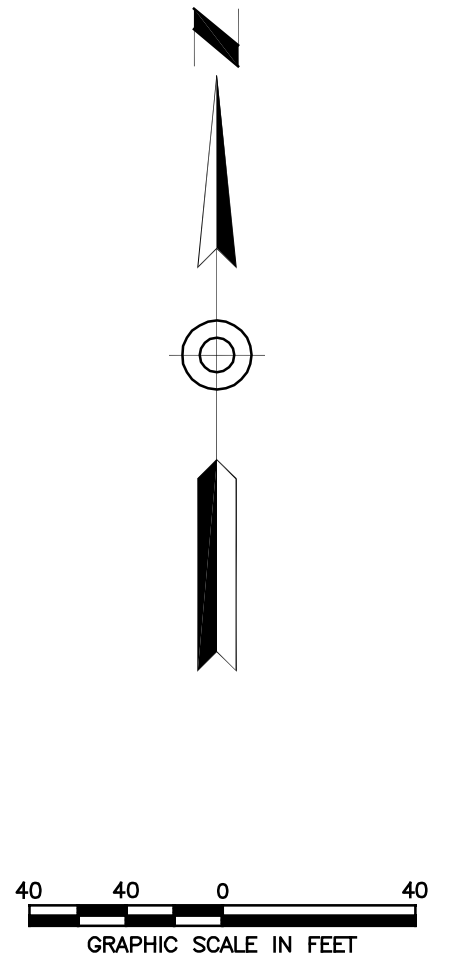
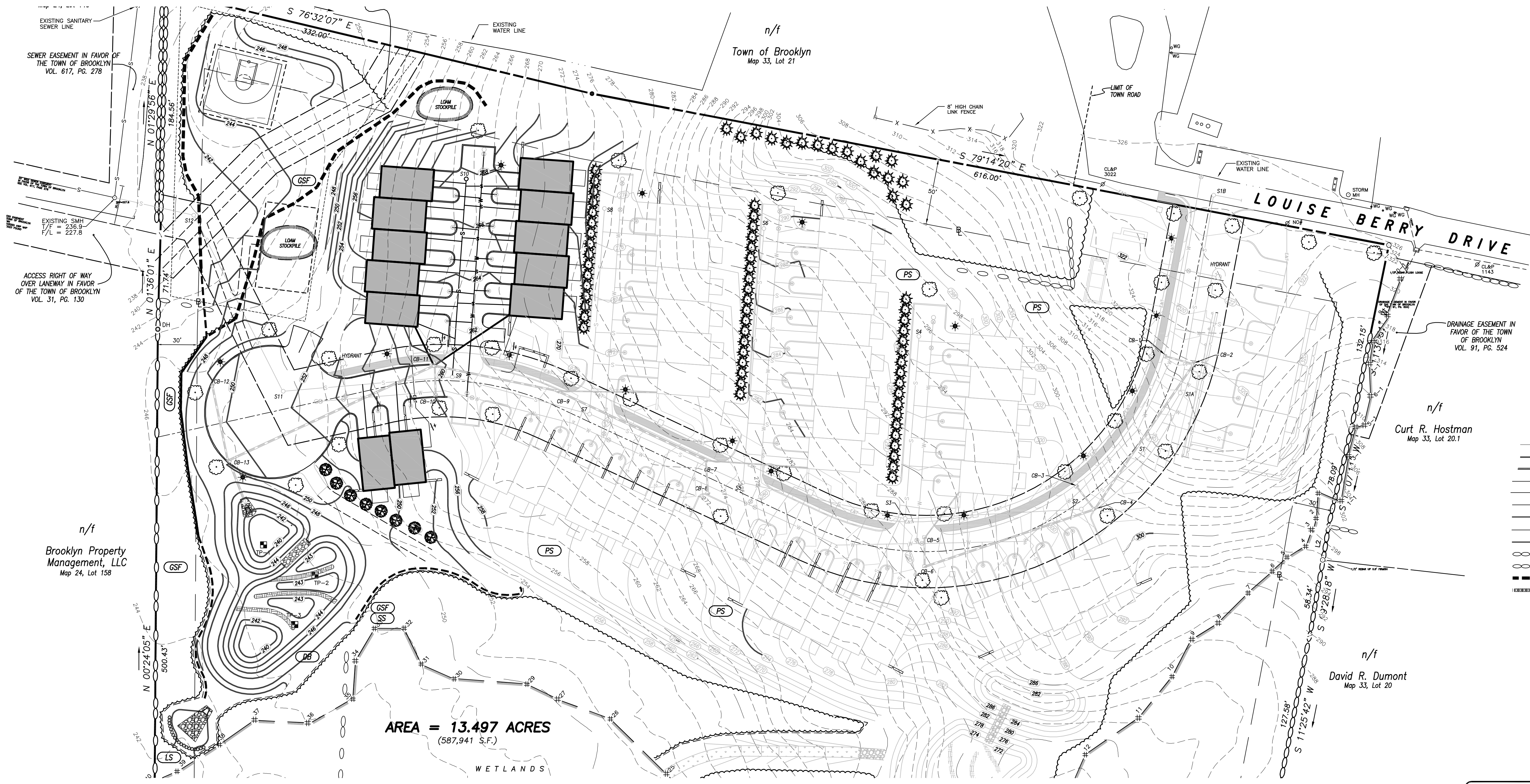
DATE	REVISIONS
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08/29/2022	INWC APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
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PHASING PLAN - PHASE 4
 PREPARED FOR
SHANE POLLOCK
 LOUISE BERRY DRIVE
 BROOKLYN, CONNECTICUT

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

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

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



LEGEND

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

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

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS PHASE 5:

1. Install the anti-tracking construction entrance.
2. Cut trees within the defined clearing limits and remove the cut wood.
3. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
4. Chip brush and slash, stockpile chips for use on site or remove off site.
5. Box out final driveway and stockpile topsoil in locations shown on the plans. Install erosion controls around stockpile and apply temporary seeding.
6. Install water and sanitary sewer lines beginning from the lowest elevation.
7. Install and compact processed gravel for driveway base.
8. Remove tree stumps and dispose of at an approved disposal site. Alternatively, stumps may be chipped in place. No stumps shall be buried on site.
9. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.
10. Make all required cuts and fills. Establish the subgrade for the driveway to access units 8-12 as required and install additional erosion controls as necessary and as shown on the plans.
11. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
12. Strip and stockpile topsoil that is within the footprint of the site. Surround stockpile with silt fence or staked haybales, and apply temporary seeding in accordance with recommended mixtures. Divert runoff around the perimeter of the stockpile.

13. Make all required cuts and fills. Establish the subgrade for the final driveway as required and install additional erosion controls as necessary and as shown on the plans.
14. Inspect perimeter erosion and sedimentation controls weekly and after rain events in excess of 0.5". Repair any damaged controls and provide additional erosion control devices as necessary to address areas of concentrated runoff that may develop as a result of the construction activities. The contractor shall review discharge conditions with the design engineer or the Town of Brooklyn prior to installing additional erosion controls. Apply water as necessary for dust control.
15. Install utilities and light bases in the locations shown on the plans for the phase limit. Install sidewalks.
16. Prepare sub-base for roadway for final grading.
17. Excavate for building footings, stockpile soil and pour footings & slabs. Begin building construction.
18. Grade recreation area and trail. Install playground & basketball court.
19. Place topsoil where required and install any proposed landscaping upon completion of each building.
20. Install first course of pavement and curbing.
21. When the remainder of the site work is near completion, sweep all paved areas for the final course of paving. Inspect erosion controls and remove any accumulated sediment.
22. Install final course of pavement & lighting.
23. Install landscaping & fine grade, rake, seed and mulch to within 2' of the pavement.
24. Remove any accumulated sediment from stormwater system and dispose of off site.
25. Remove and dispose of all silt fence and hay bales after the site has been stabilized to the satisfaction of the Town of Brooklyn.

RESPONSIBLE PARTY FOR E&S MAINTENANCE:
Shane Pollock
101 Mackin Drive
Griswold, CT 06351
(860) 888-3129

MEASURE	KEY	DESCRIPTION
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10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
DATE	DESCRIPTION

REVISIONS

PHASING PLAN - PHASE 5
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT



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

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

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EROSION AND SEDIMENT CONTROL PLAN:

REFERENCE IS MADE TO:

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

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

DEVELOPMENT CONTROL PLAN:

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

SILT FENCE INSTALLATION AND MAINTENANCE:

1. Dig a 6" deep trench on the uphill side of the barrier location.
2. Position the posts on the downhill side of the barrier and drive the posts 1.5 feet into the ground.
3. Lay the bottom 6" of the fabric in the trench to prevent undermining and backfill.
4. Inspect and repair barrier after heavy rainfall.
5. Inspections will be made at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater to determine maintenance needs.
6. Sediment deposits are to be removed when they reach a height of 1 foot behind the barrier or half the height of the barrier and are to be deposited in an area which is not regulated by the inland wetlands commission.
7. Replace or repair the fence within 24 hours of observed failure. Failure of the fence has occurred when sediment fails to be retained by the fence because:
 - the fence has been overtopped, undercut or bypassed by runoff water,
 - the fence has been moved out of position (knocked over), or
 - the geotextile has decomposed or been damaged.

HAY BALE INSTALLATION AND MAINTENANCE:

1. Bales shall be placed as shown on the plans with the ends of the bales tightly abutting each other.
2. Each bale shall be securely anchored with at least 2 stakes and gaps between bales shall be wedged with straw to prevent water from passing between the bales.
3. Inspect bales at least once per week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inches or greater to determine maintenance needs.
4. Remove sediment behind the bales when it reaches half the height of the bale and deposit in an area which is not regulated by the Inland Wetlands Commission.
5. Replace or repair the barrier within 24 hours of observed failure. Failure of the barrier has occurred when sediment fails to be retained by the barrier because:
 - the barrier has been overtopped, undercut or bypassed by runoff water,
 - the barrier has been moved out of position, or
 - the hay bales have deteriorated or been damaged.

TEMPORARY VEGETATIVE COVER:

SEED SELECTION

Grass species shall be appropriate for the season and site conditions. Appropriate species are outlined in Figure TS-2 in the 2002 Guidelines.

TIMING CONSIDERATIONS

Seed with a temporary seed mixture within 7 days after the suspension of grading work in disturbed areas where the suspension of work is expected to be more than 30 days but less than 1 year.

SITE PREPARATION

Install needed erosion control measures such as diversions, grade stabilization structures, sediment basins and grassed waterways.

Grade according to plans and allow for the use of appropriate equipment for seedbed preparation, seeding, mulch application, and mulch anchoring.

SEEDBED PREPARATION

Loosen the soil to a depth of 3-4 inches with a slightly roughened surface. If the area has been recently loosened or disturbed, no further roughening is required. Soil preparation can be accomplished by tracking with a bulldozer, discing, harrowing, raking or dragging with a section of chain link fence. Avoid excessive compaction of the surface by equipment traveling back and forth over the surface. If the slope is tracked, the cleat marks shall be perpendicular to the anticipated direction of the flow of surface water.

If soil testing is not practical or feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 300 pounds per acre or 7.5 pounds per 1,000 square feet of 10-10-10 or equivalent. Additionally, lime may be applied using rates given in Figure TS-1 in the 2002 Guidelines.

SEEDING

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

MULCHING

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

MAINTENANCE

Inspect seeded area at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater for seed and mulch movement and rill erosion.

Where seed has moved or where soil erosion has occurred, determine the cause of the failure. Repair eroded areas and install additional controls if required to prevent recurrence of erosion.

Continue inspections until the grasses are firmly established. Grasses shall not be considered established until a ground cover is achieved which is mature enough to control soil erosion and to survive severe weather conditions (approximately 80% vegetative cover).

PERMANENT VEGETATIVE COVER:

Refer to Permanent Seeding Measure in the 2002 Guidelines for specific applications and details related to the installation and maintenance of a permanent vegetative cover. In general, the following sequence of operations shall apply:

1. Topsoil will be replaced once the excavation and grading has been completed. Topsoil will be spread at a minimum compacted depth of 4".
2. Once the topsoil has been spread, all stones 2" or larger in any dimension will be removed as well as debris.
3. Apply agricultural ground limestone at a rate of 2 tons per acre or 100 lbs. per 1000 s.f. Apply 10-10-10 fertilizer or equivalent at a rate of 300 lbs. per acre or 7.5 lbs. per 1000 s.f. Work lime and fertilizer into the soil to a depth of 4".
4. Inspect seedbed before seeding. If traffic has compacted the soil, retilt compacted areas.
5. Apply the chosen grass seed mix. The recommended seeding dates are: April 1 to June 15 & August 15 - October 1.
6. Following seeding, firm seedbed with a roller. Mulch immediately following seeding. If a permanent vegetative stand cannot be established by September 30, apply a temporary cover on the topsoil such as netting, mat or organic mulch.

DEVELOPMENT SCHEDULE/SEQUENCE OF OPERATIONS:

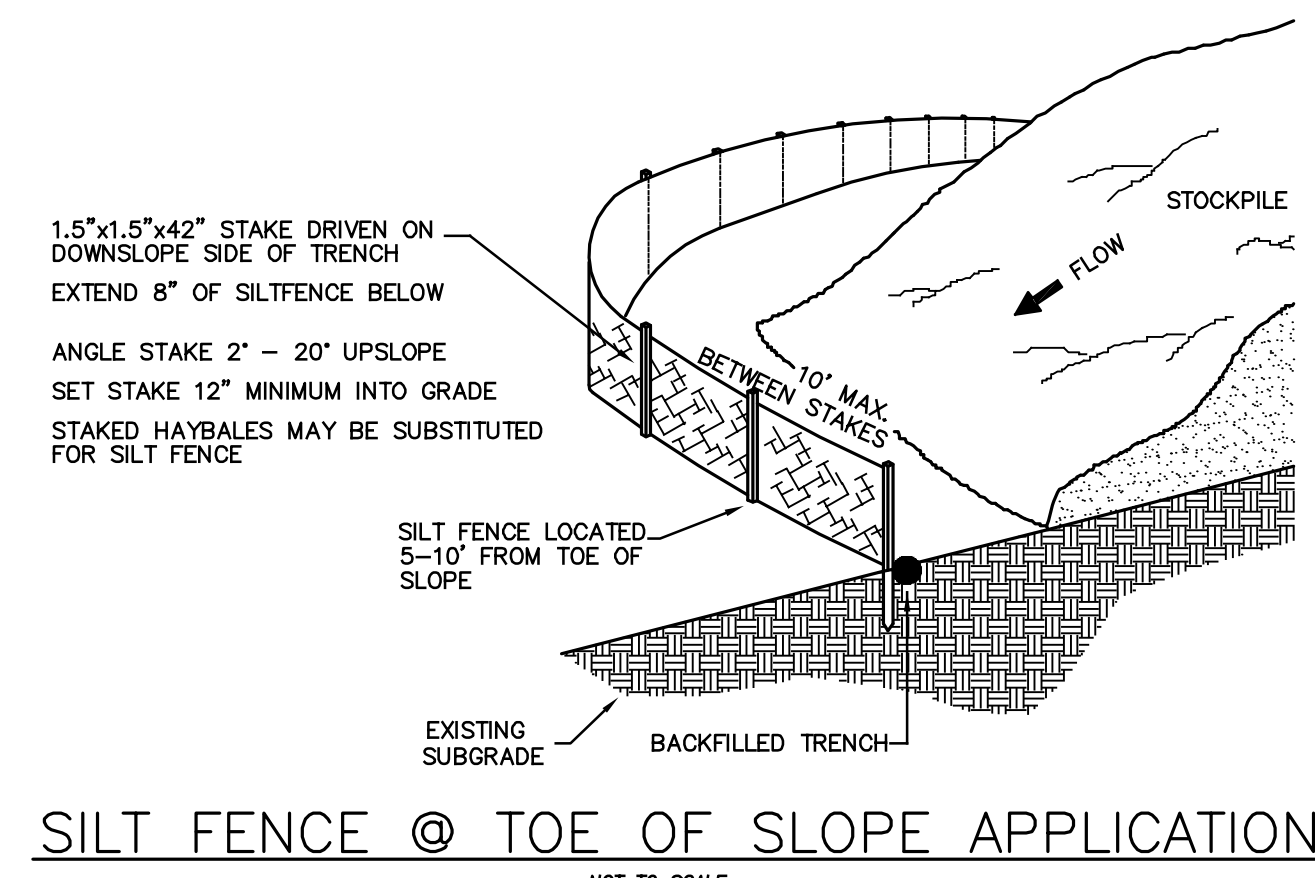
1. Flag the limits of disturbance and schedule pre-construction meeting with Town of Brooklyn wetlands Agent.
2. The only work that shall be permitted prior to installation of perimeter erosion controls shall be clearing of vegetation. No grubbing shall be conducted until the perimeter erosion and sediment controls have been installed per the plan and inspected by the Town of Brooklyn Agent. Written approval for installation of the erosion and sedimentation controls shall be obtained from the Town of Brooklyn WMC Agent prior to commencing with any other work.
3. Contact utility companies for scheduling installation of utilities and connections
4. Install the anti-tracking construction entrance.
5. Cut trees within the defined clearing limits and remove the cut wood.
6. Install perimeter erosion and sedimentation controls in accordance with the site development plan.
7. Chip brush and slash, stockpile chips for use on site or remove off site.
8. See phasing plans for detailed construction sequences

RESPONSIBLE PARTY FOR E&S MAINTENANCE:

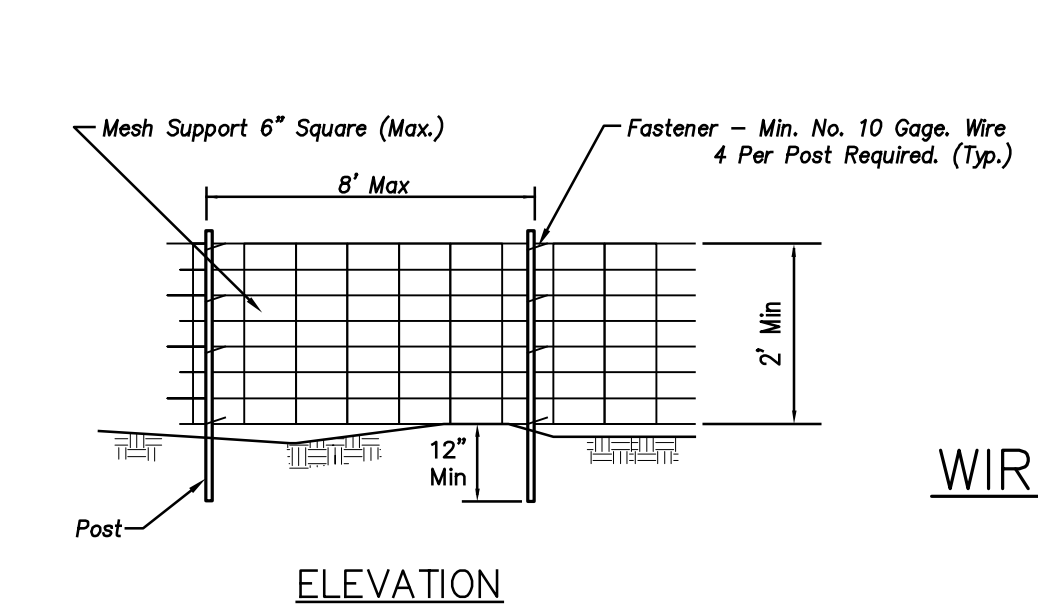
Shane Pollock
101 Mackin Drive
Grissold, CT 06351
(860) 888-3129

CONSTRUCTION NOTES/GENERAL PROVISIONS

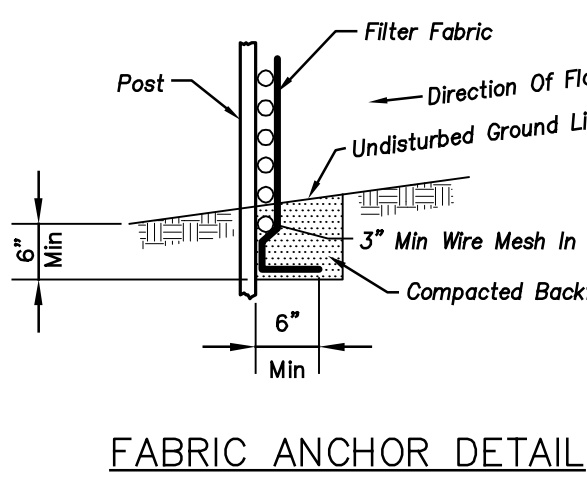
1. The locations of existing utilities are based upon visible field observations, record mapping and interviews with the property owner and abutting property owners. They are shown for informational purposes only. Contractor shall coordinate exploratory test hole excavation with the Engineer if necessary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



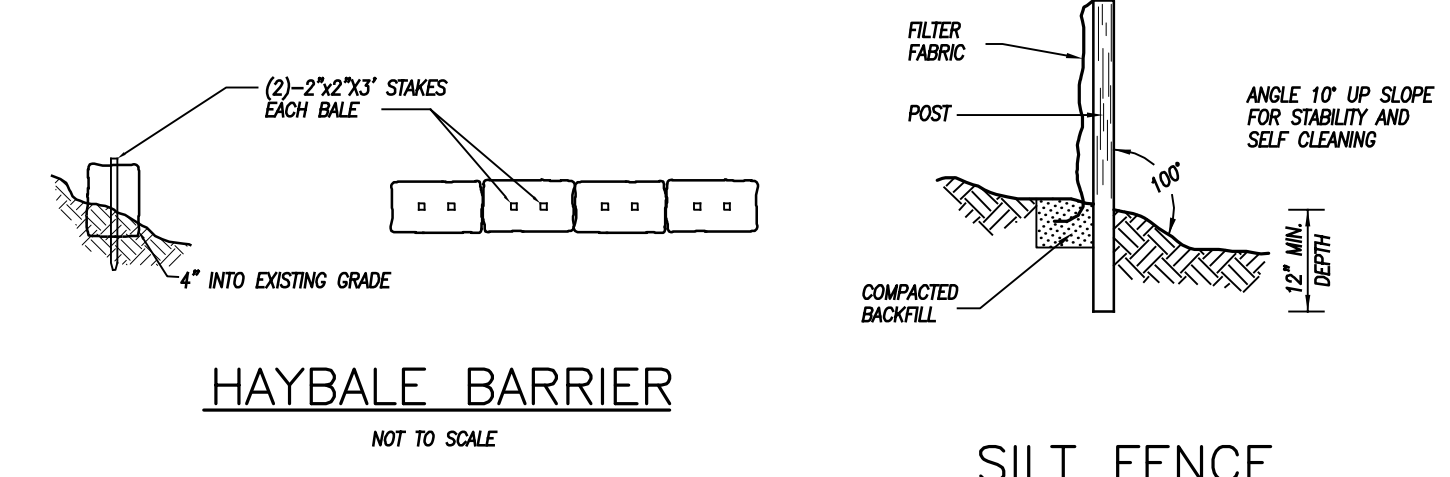
SILT FENCE @ TOE OF SLOPE APPLICATION
NOT TO SCALE



WIRE BACKED SILT FENCE



FABRIC ANCHOR DETAIL



HAYBALE BARRIER
NOT TO SCALE

SILT FENCE
NOT TO SCALE

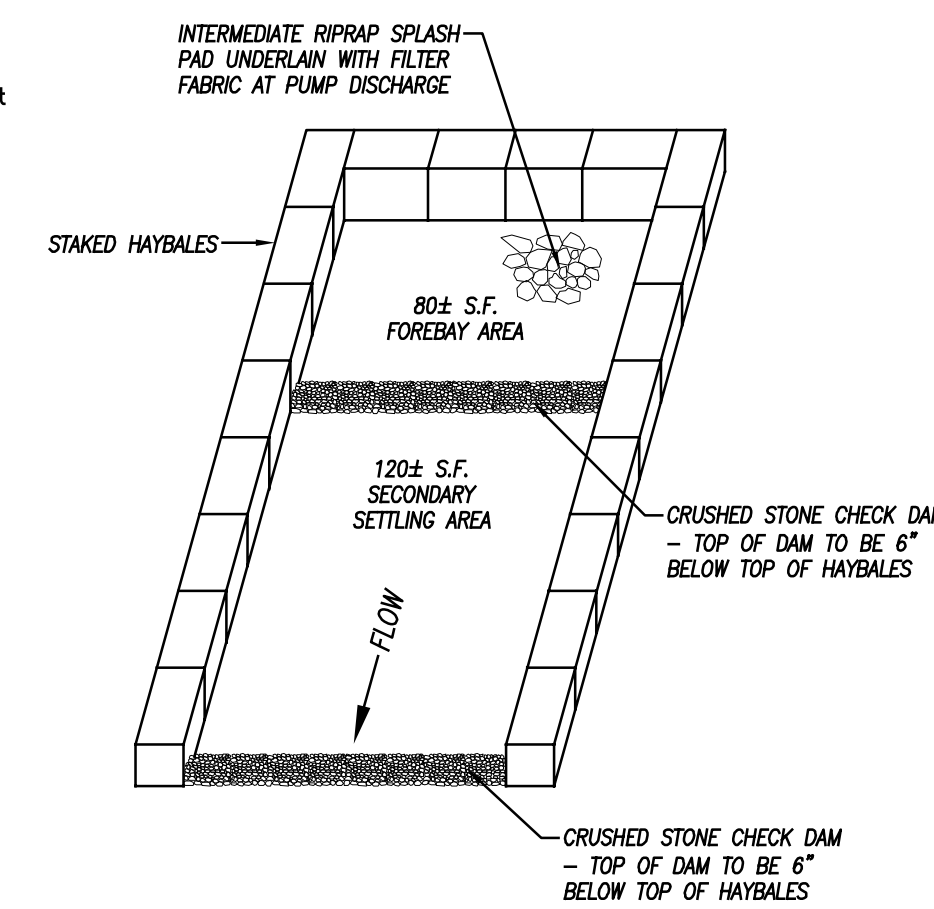
DEEP TEST HOLE EVALUATION - November 25, 2020
Normand Thibault, Jr., P.E., Killingly Engineering Associates

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

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

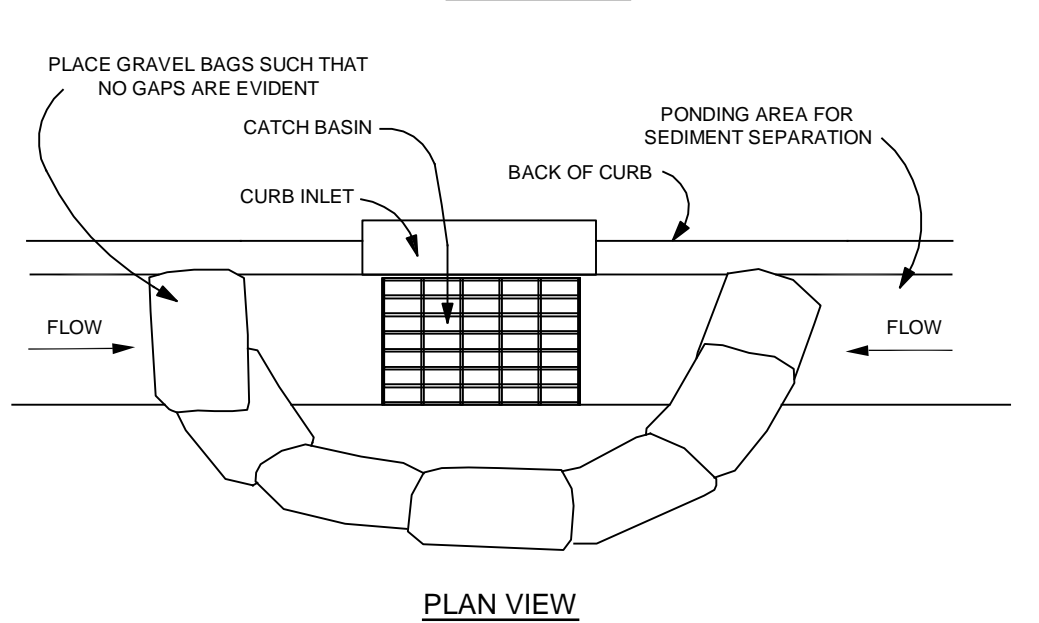
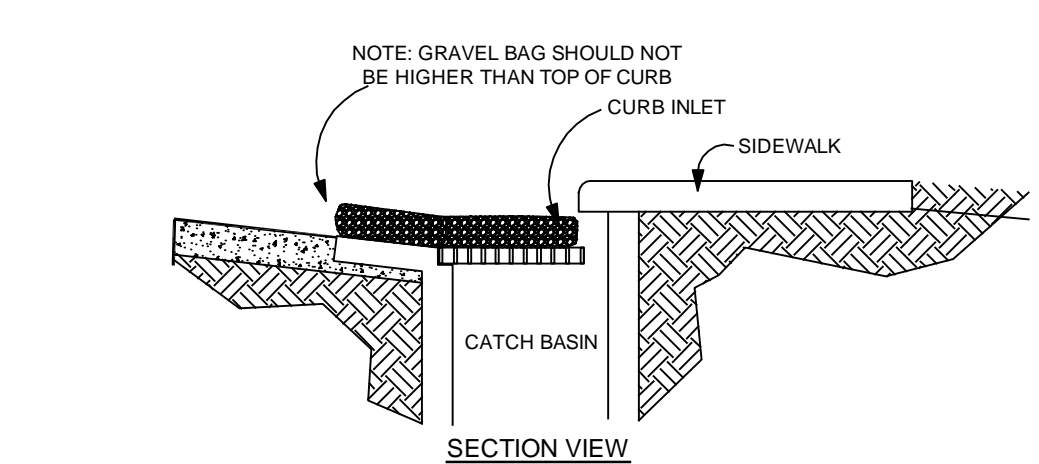
Depth = 24" Rate = 6.7 min./in.

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

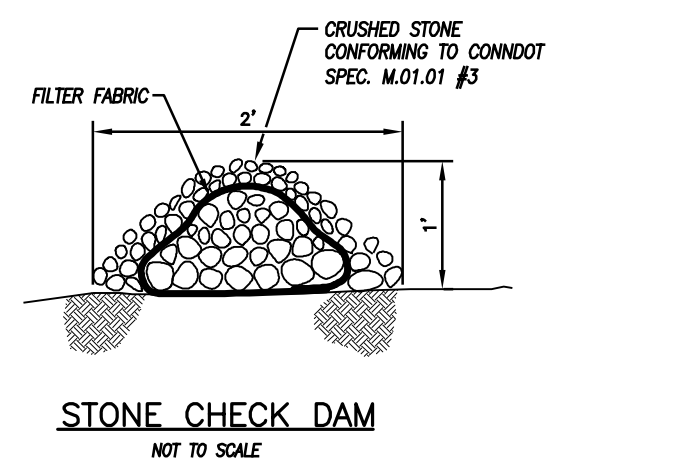


PUMPING OUTLET BASIN
NOT TO SCALE

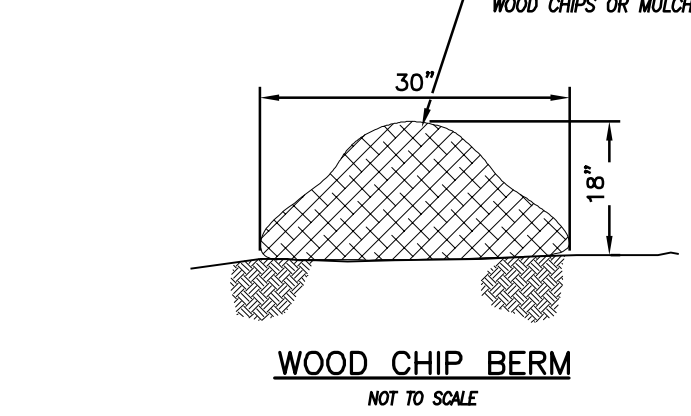
- NOTES:
- 1.) TO BE USED IN THE EVENT THAT DEWATERING IS REQUIRED
 - 2.) LOCATE BASINS OUTSIDE OF WETLANDS UPLAND REVIEW AREAS



PLAN VIEW

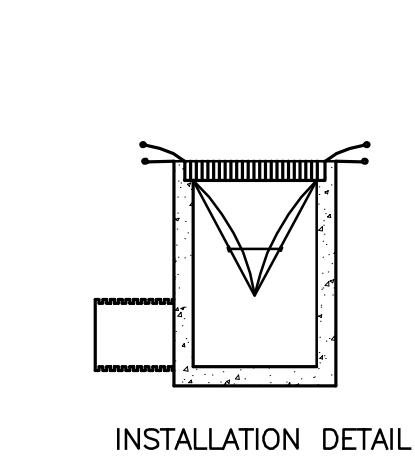


STONE CHECK DAM
NOT TO SCALE

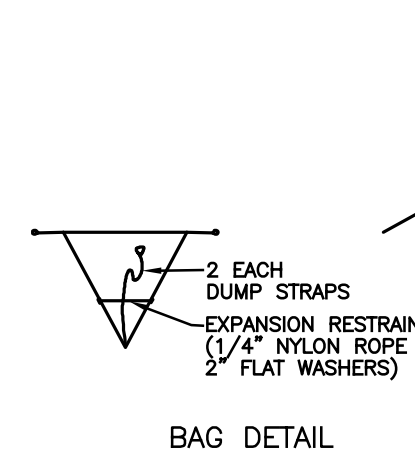


WOOD CHIP BERM
NOT TO SCALE

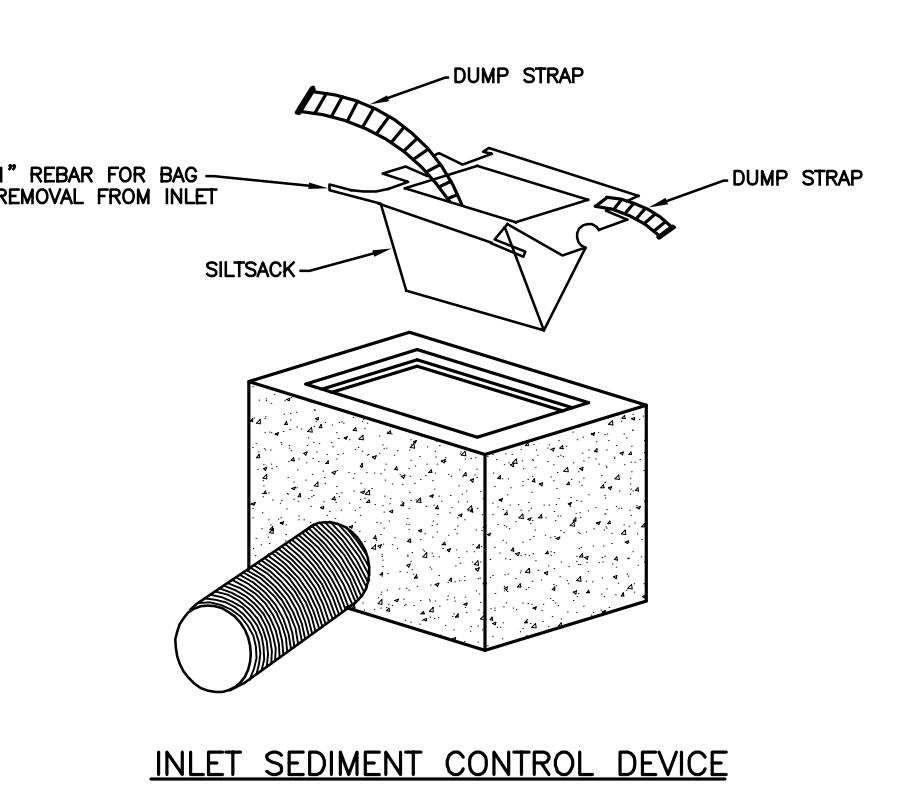
- NOTES:
1. PLACE GRAVEL BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. USE SAND BAGS OF WOVEN GEOTEXTILE FABRIC (NOT BURLAP) AND FILL WITH 1/2 INCH (OR SMALLER) GRAVEL. BAGS MUST BE LAYERED SUCH THAT NO GAPS ARE EVIDENT.
 3. INSPECT BARRIERS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



INSTALLATION DETAIL



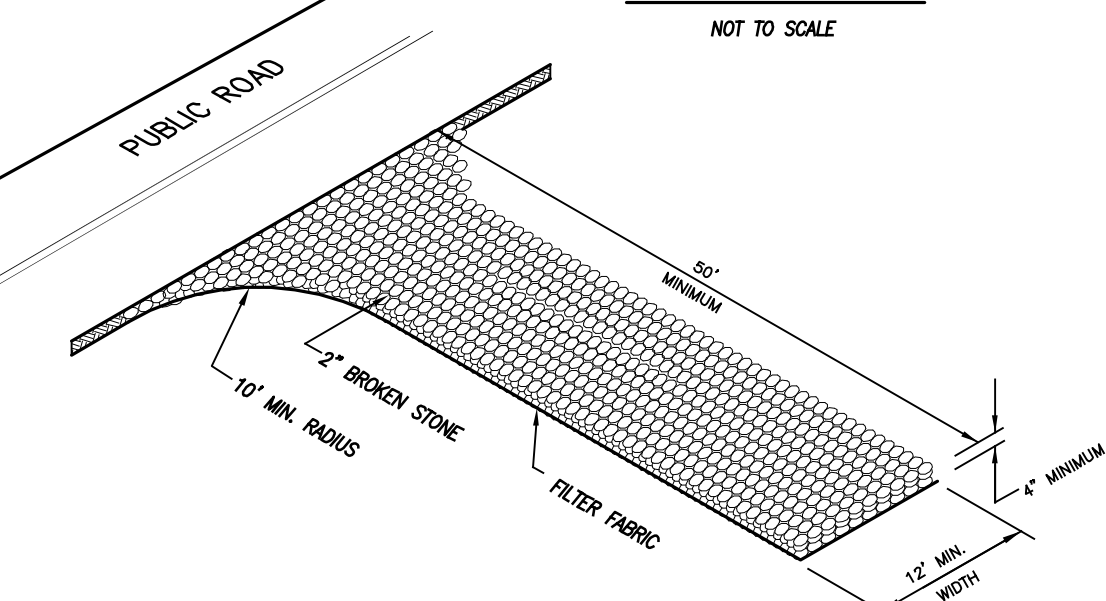
BAG DETAIL



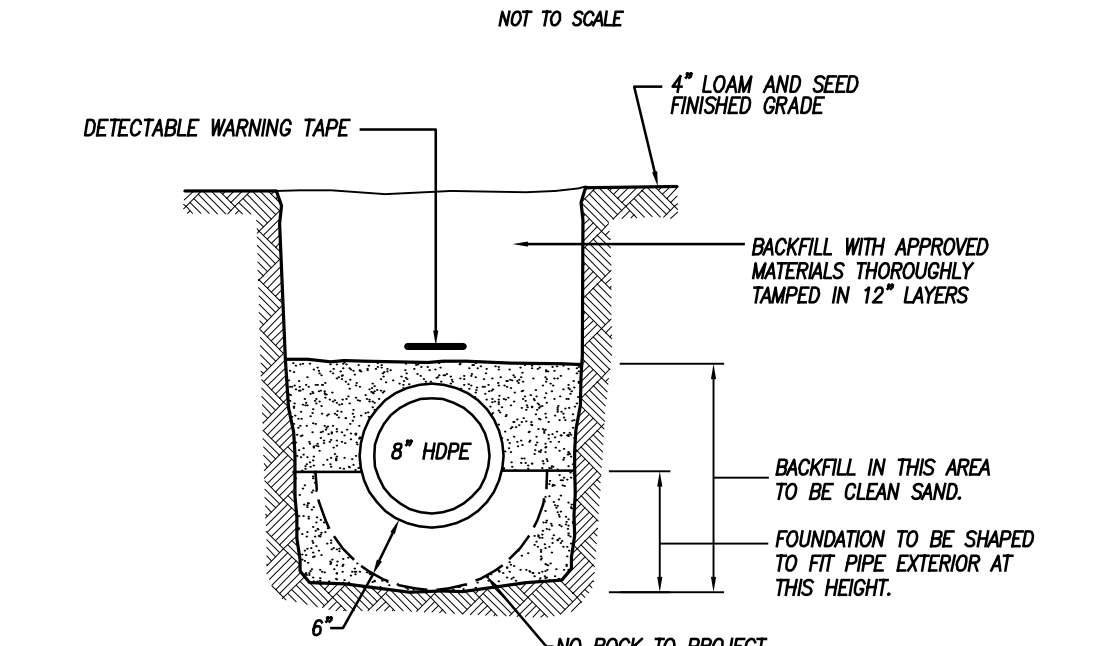
INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

INSTALLATION & MAINTENANCE

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



CONSTRUCTION ENTRANCE
NOT TO SCALE



ROOF LEADER PIPE IN TRENCH DETAIL
NOT TO SCALE

- NOTE: MINIMUM SLOPE OF ROOF LEADERS SHALL BE 2%

DATE	REVISIONS
03/13/2023	REC AREA MODIFICATIONS & DETAIL
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08/29/2022	INWC APPLICATION RESUBMISSION
10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
DATE	DESCRIPTION

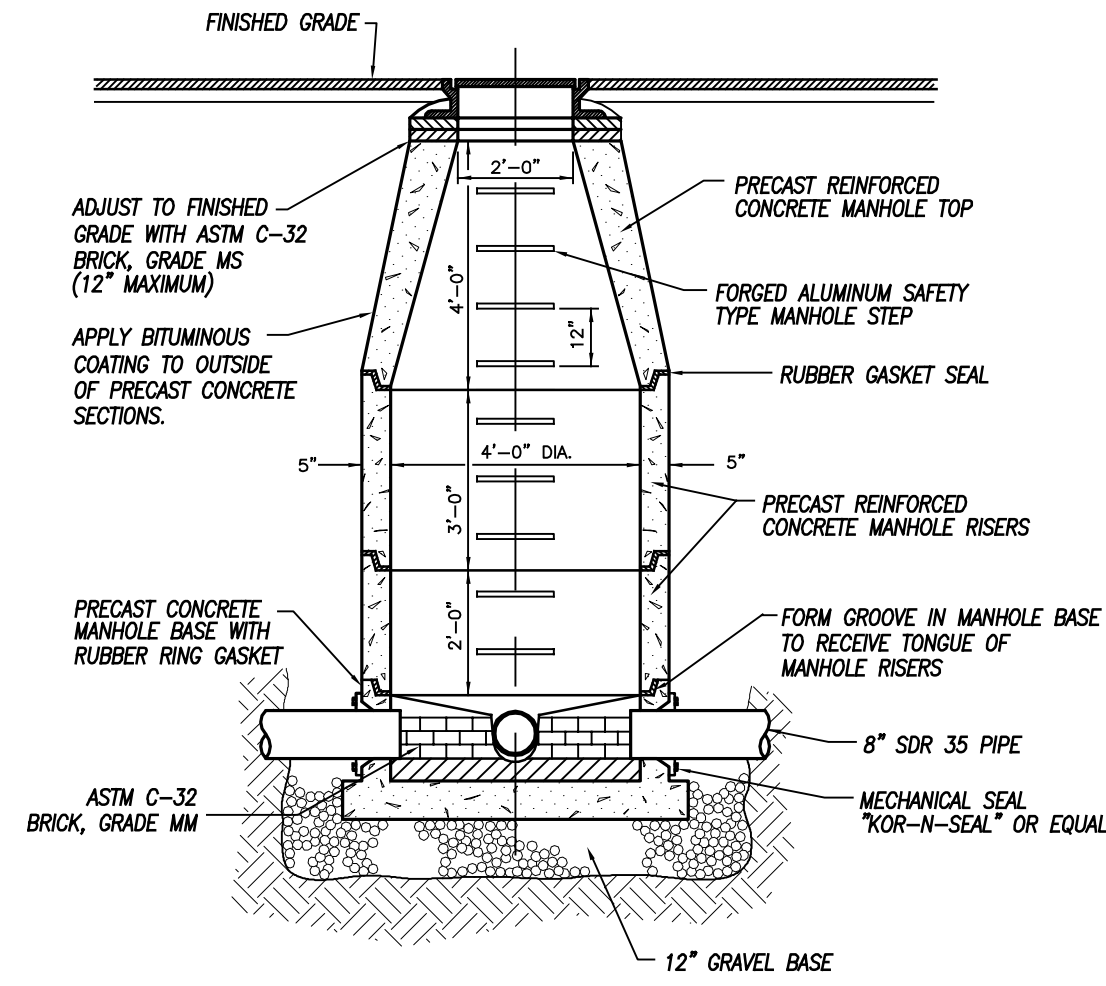
DETAIL SHEET
PREPARED FOR
SHANE POLLOCK
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

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

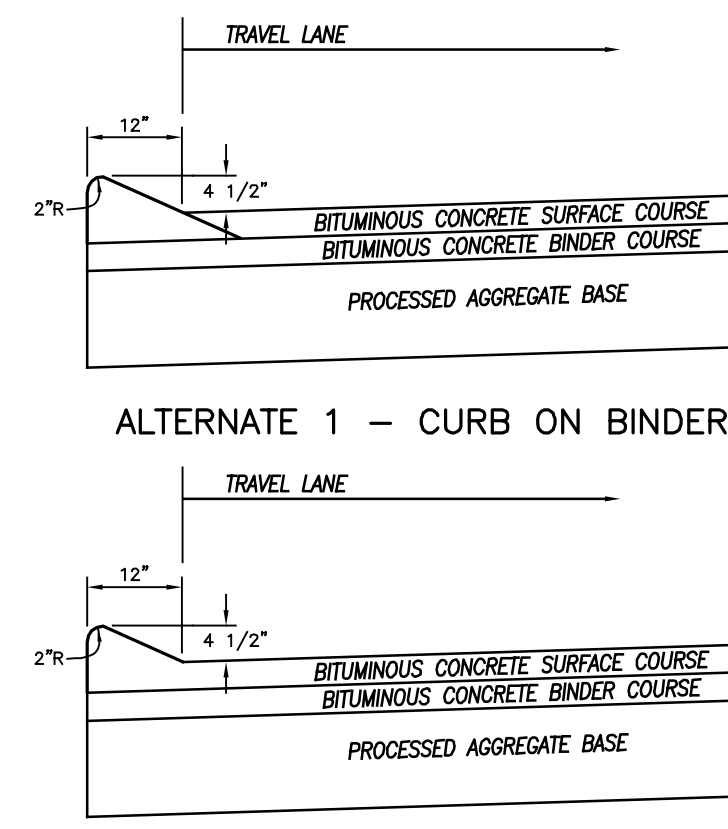
DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 13 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

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

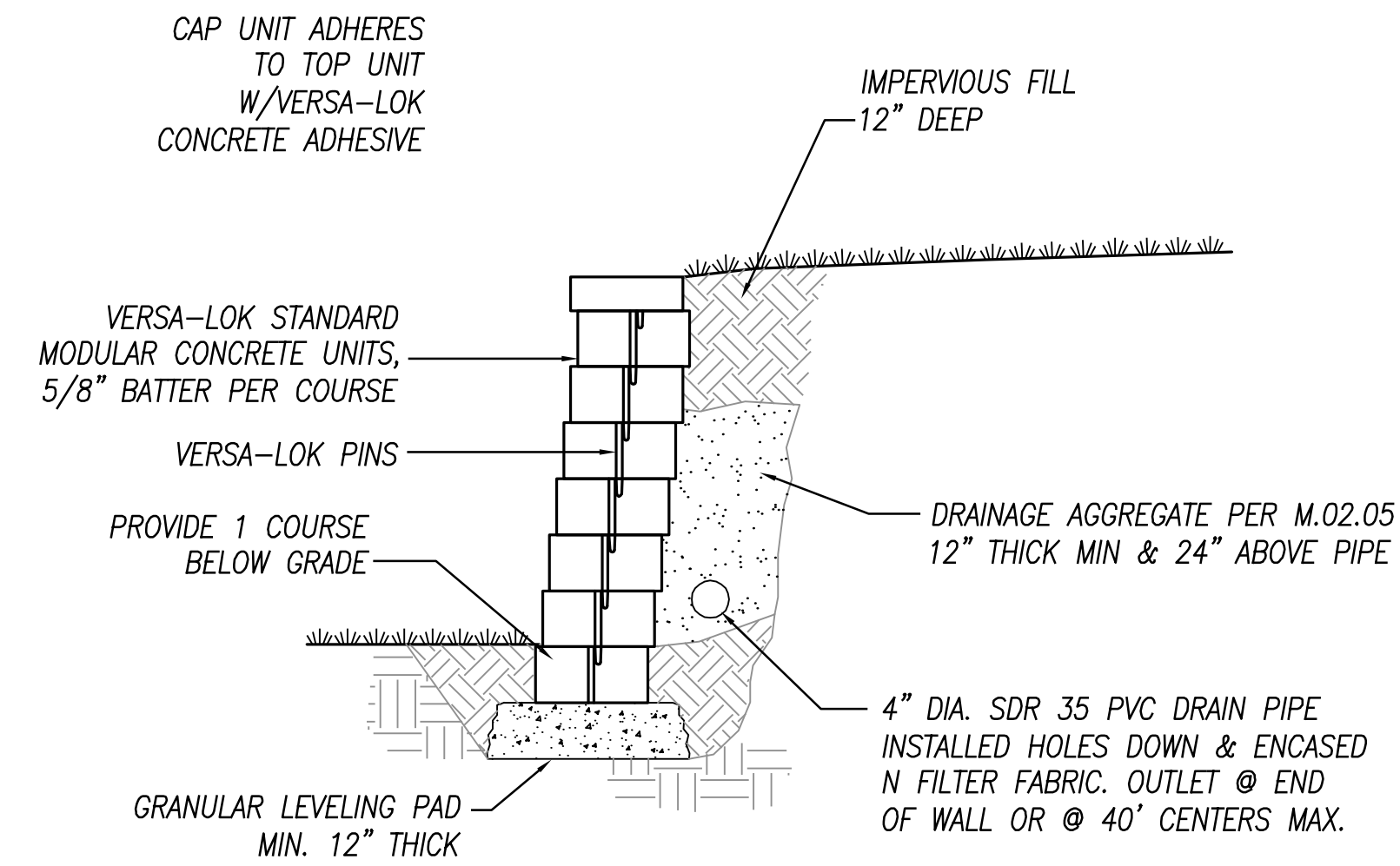
STANDARD GRAVEL BAG CURB INLET PROTECTION



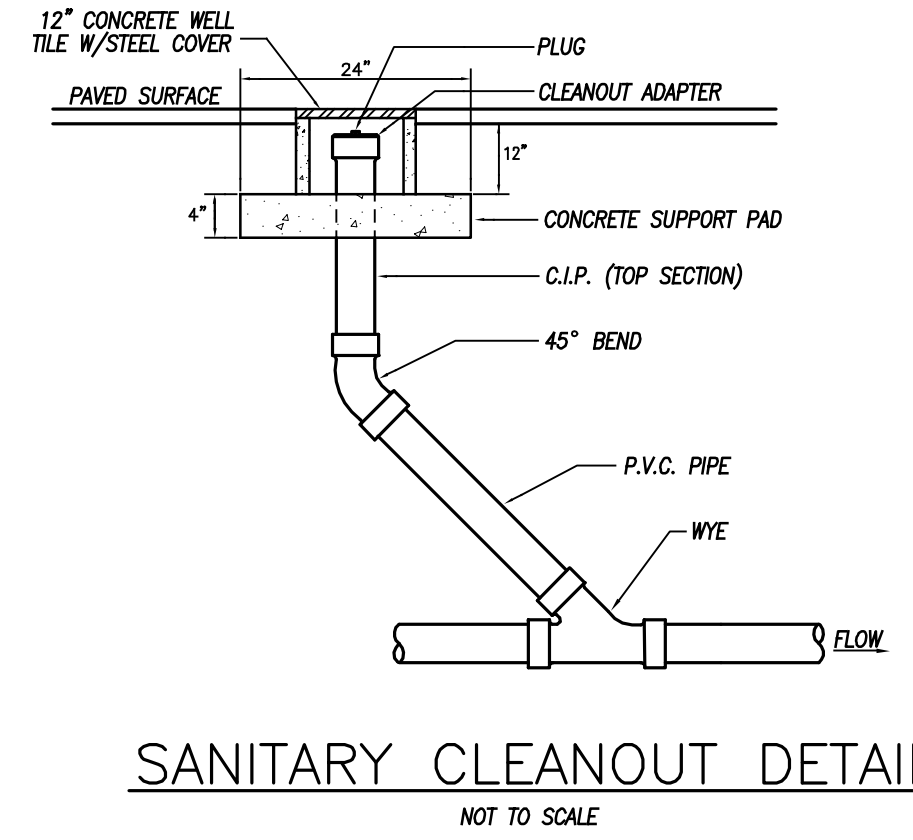
TYPICAL SANITARY MANHOLE CROSS SECTION
NOT TO SCALE



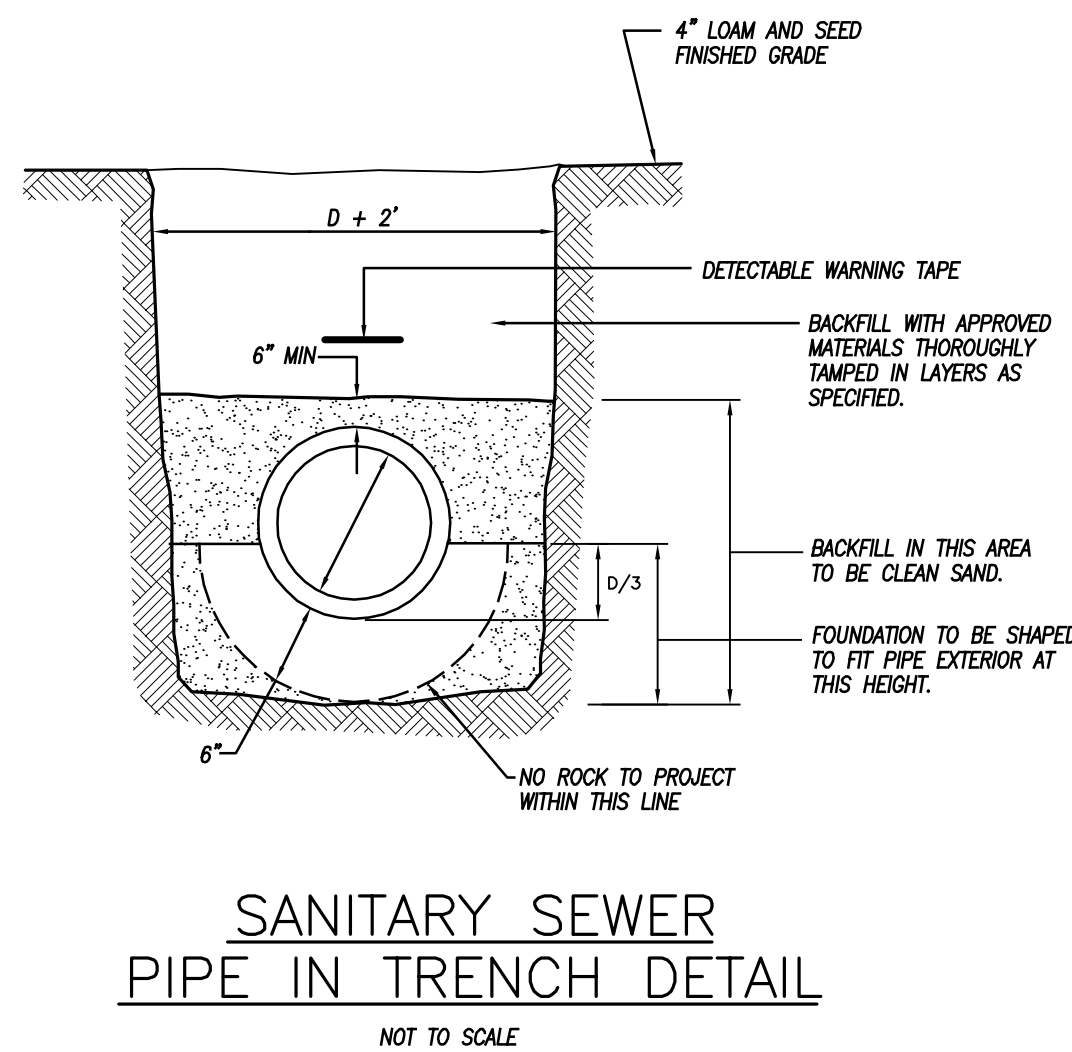
ALTERNATE 1 - CURB ON BINDER
ALTERNATE 2 - MONOLITHIC CONSTRUCTION
CAPE COD CURBING
NOT TO SCALE



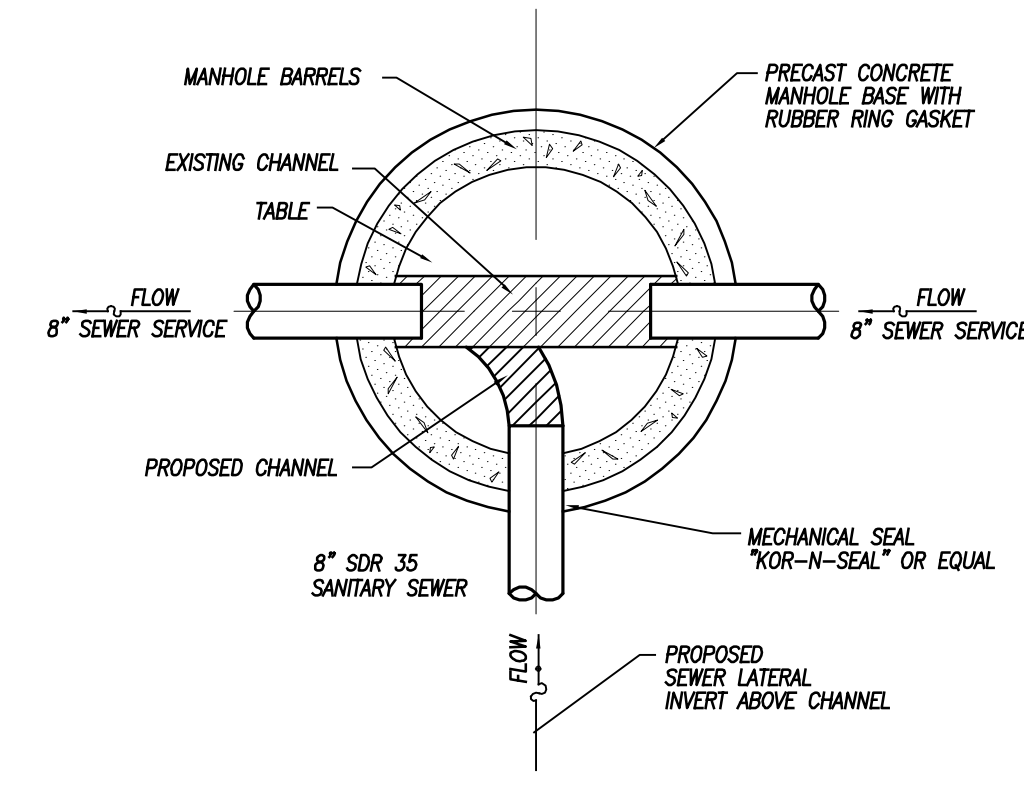
TYPICAL SECTION - UNREINFORCED RETAINING WALL
VERSA-LOK OR APPROVED EQUAL



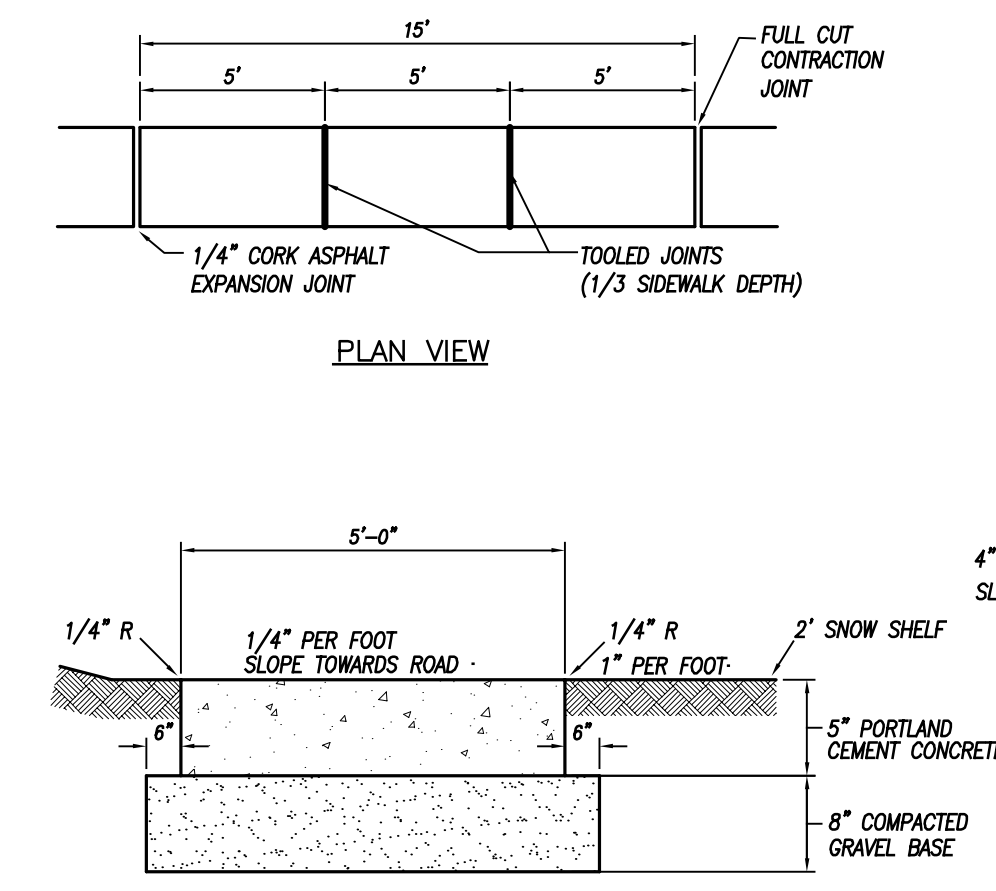
SANITARY CLEANOUT DETAIL
NOT TO SCALE



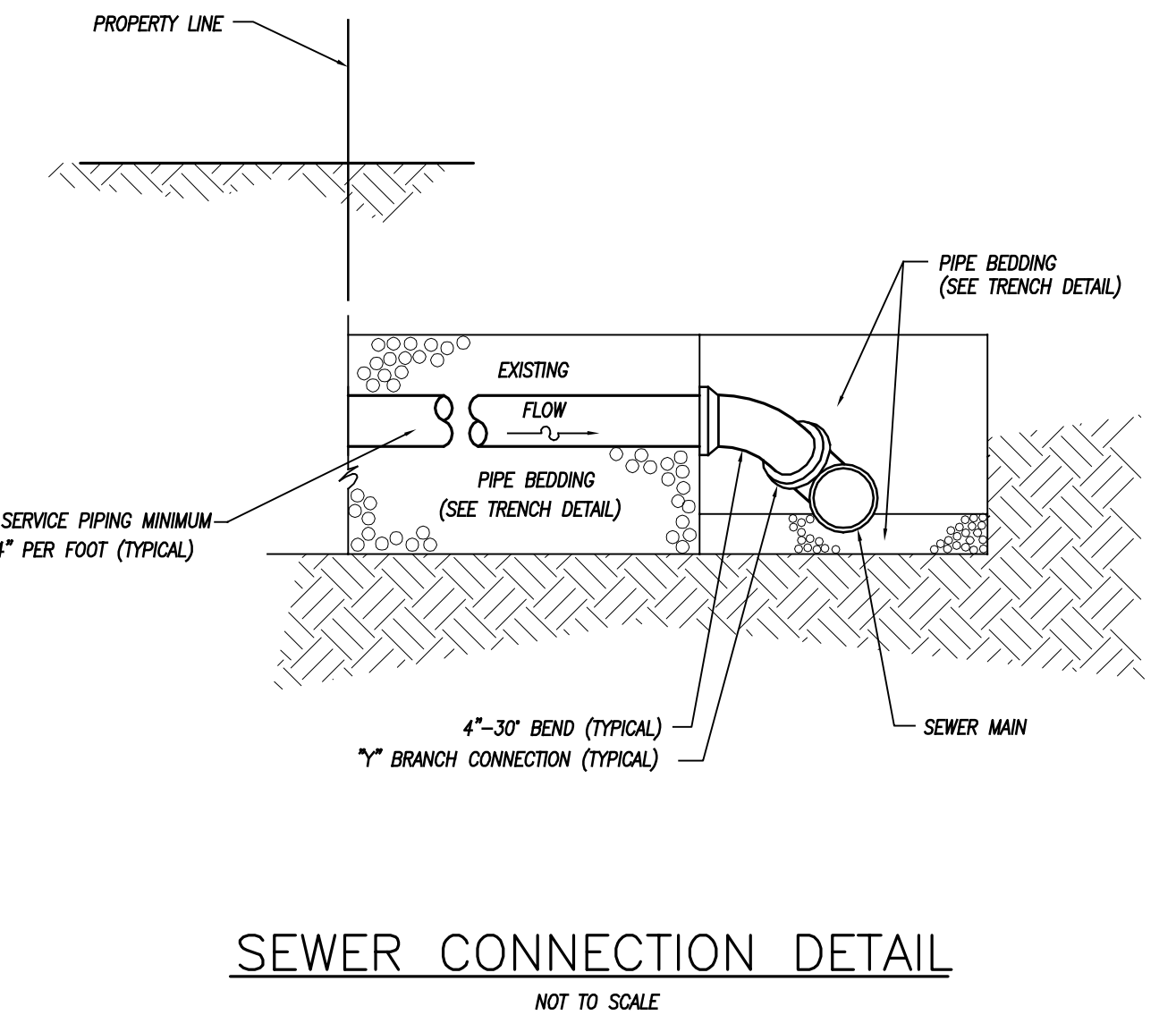
SANITARY SEWER PIPE IN TRENCH DETAIL
NOT TO SCALE



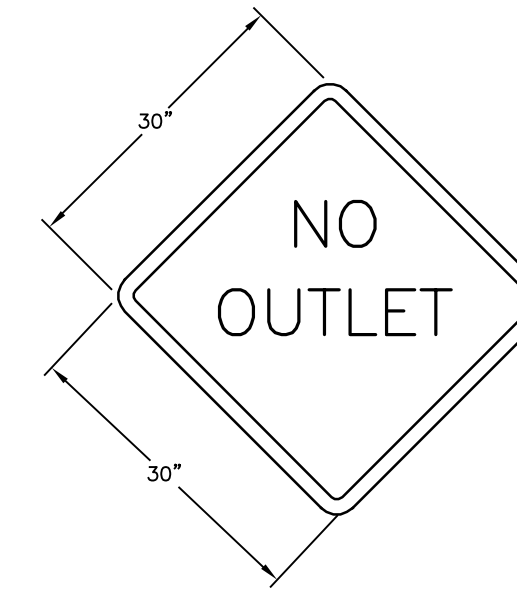
SEWER CONNECTION AT MANHOLE
NOT TO SCALE



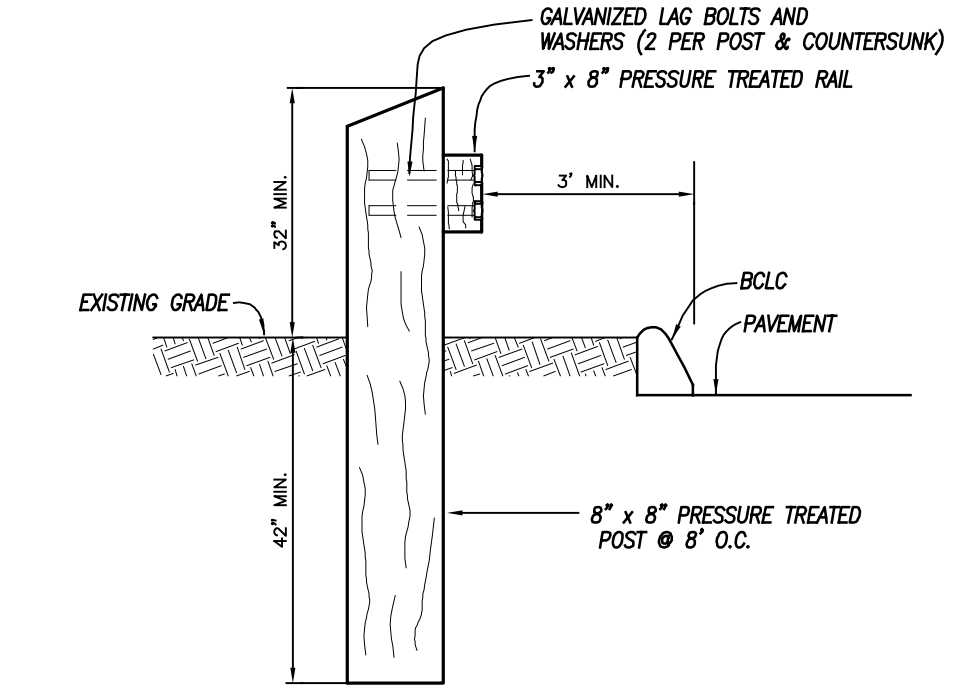
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



SEWER CONNECTION DETAIL
NOT TO SCALE

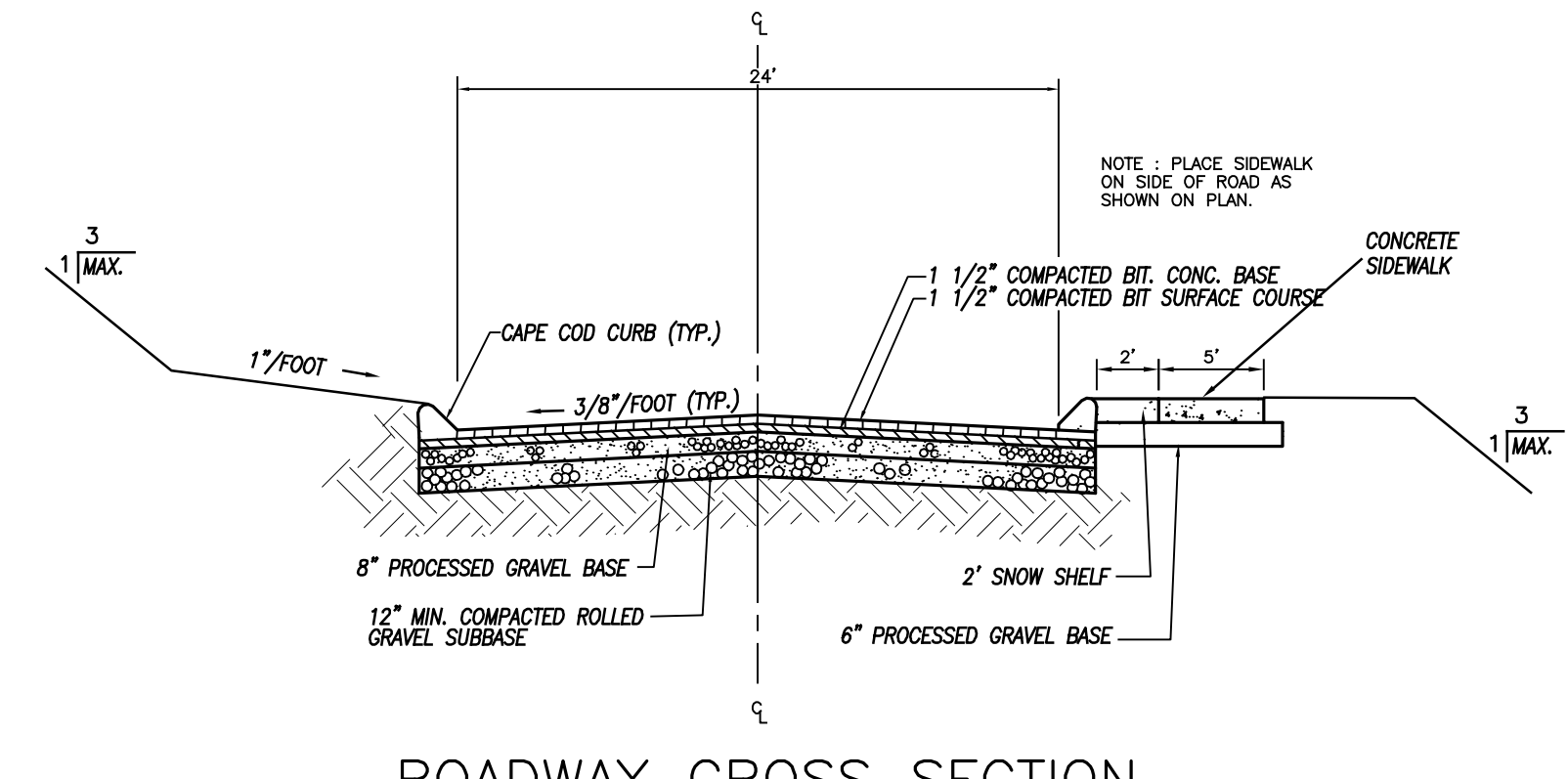


NO OUTLET SIGN DETAIL
NOT TO SCALE
CTDOT W14-2 (41-4605)
SETON #44851

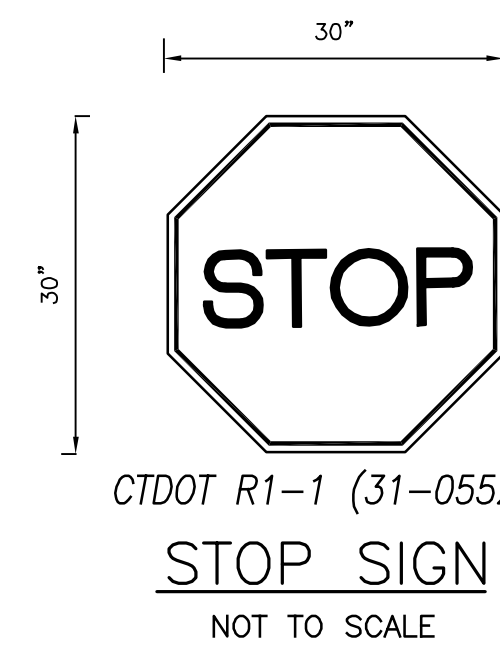


WOOD GUIDE RAIL
NOT TO SCALE

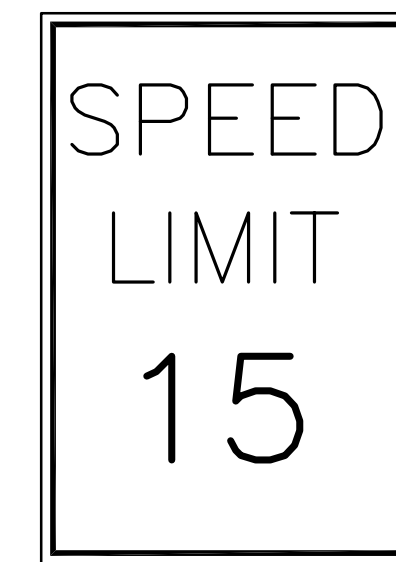
- WOOD POST COMPONENTS SHALL BE SPRUCE OR HEMLOCK, GRADE #2 PRIME OR BETTER
- POST SHALL BE CERTIFIED 0.6 CCF PRESERVATIVE RETENTION RATE, AINPA CATEGORY UC4C
- PRESERVATIVE SHALL BE WATER BASED AND CONSIST OF COPPER AZOLE TYPE B OR C



ROADWAY CROSS SECTION
NOT TO SCALE

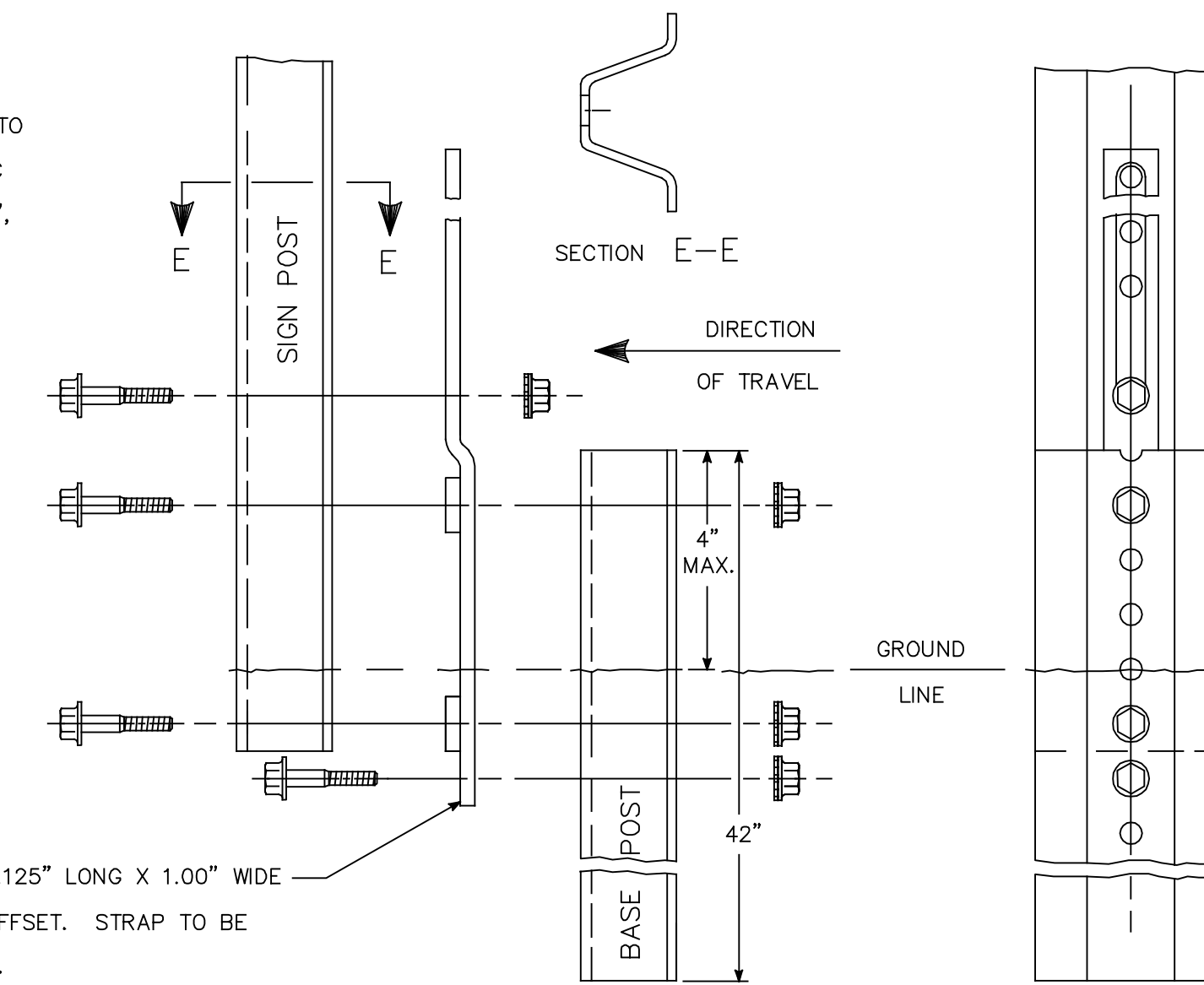


STOP SIGN
NOT TO SCALE
CTDOT R1-1 (31-0552)



SPEED LIMIT SIGN DETAIL
NOT TO SCALE
31-5505

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



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

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10/26/2021	PHASING / E&S
10/15/2021	CONSULTANT REVIEW & COMMISSION
DATE	DESCRIPTION

DETAIL SHEET 3

PREPARED FOR

SHANE POLLOCK

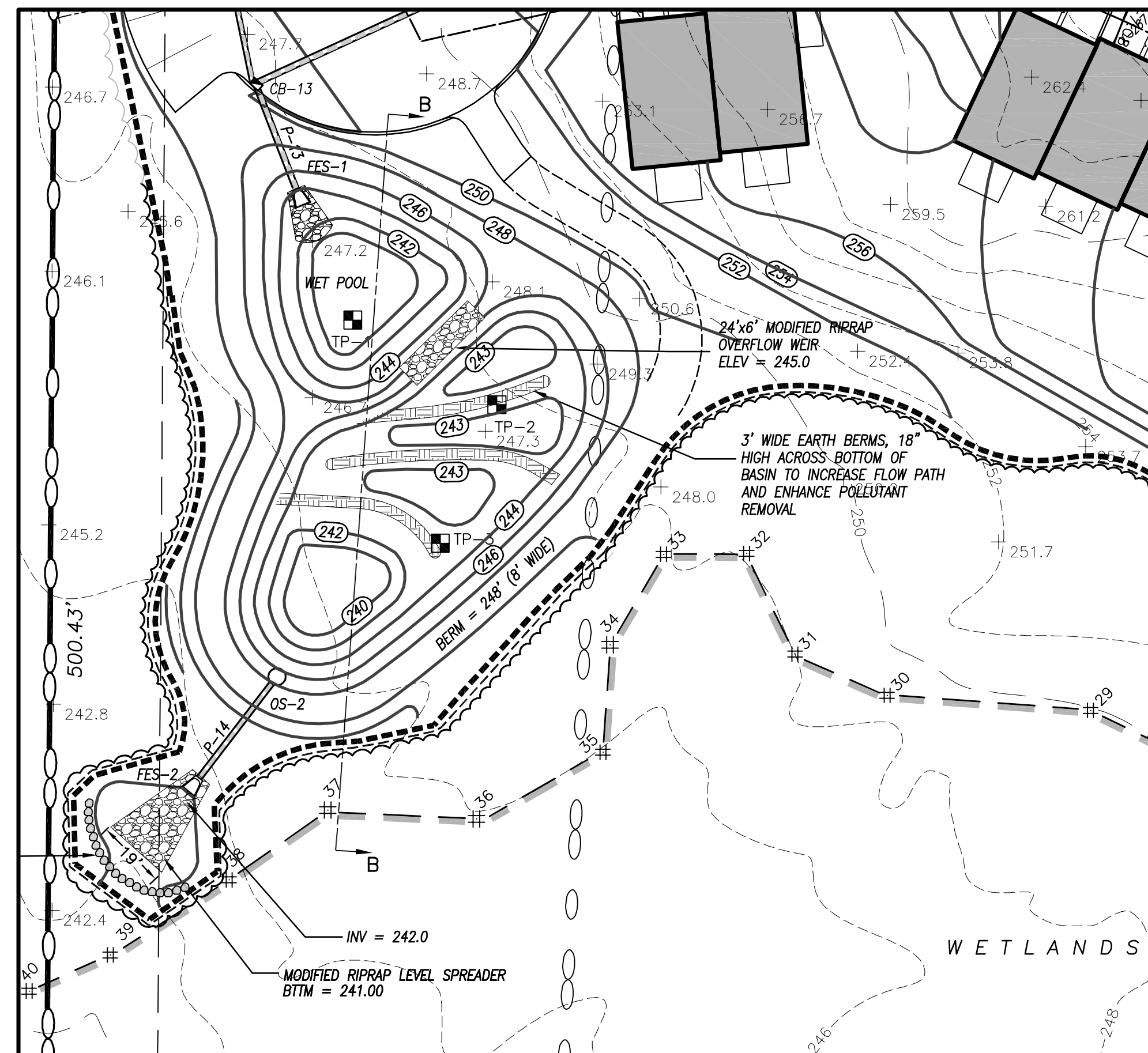
LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT

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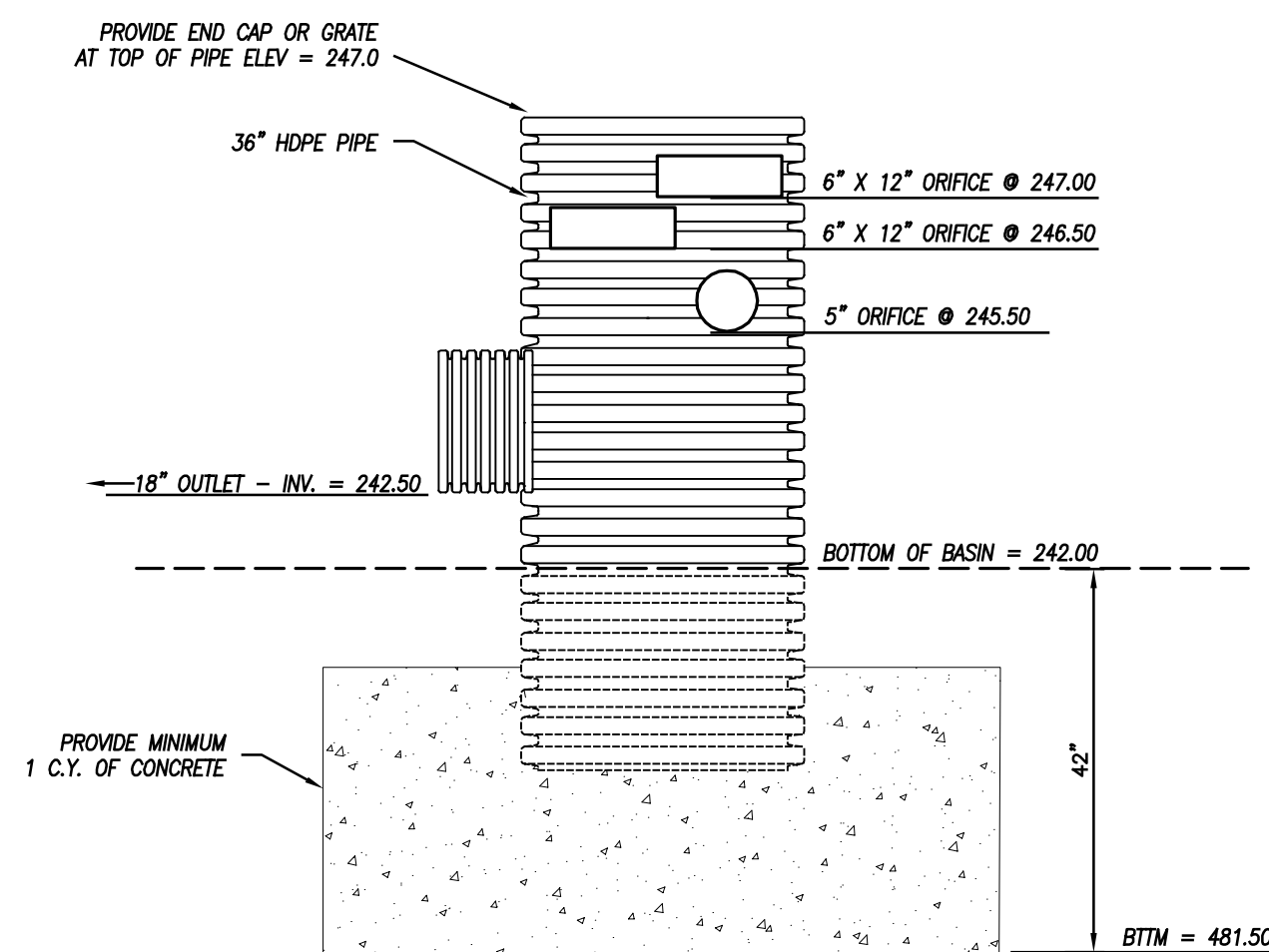
DATE: 4/23/2020	DRAWN: DNE
SCALE: NOT TO SCALE	DESIGN: NET
SHEET: 15 OF 16	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 20014

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



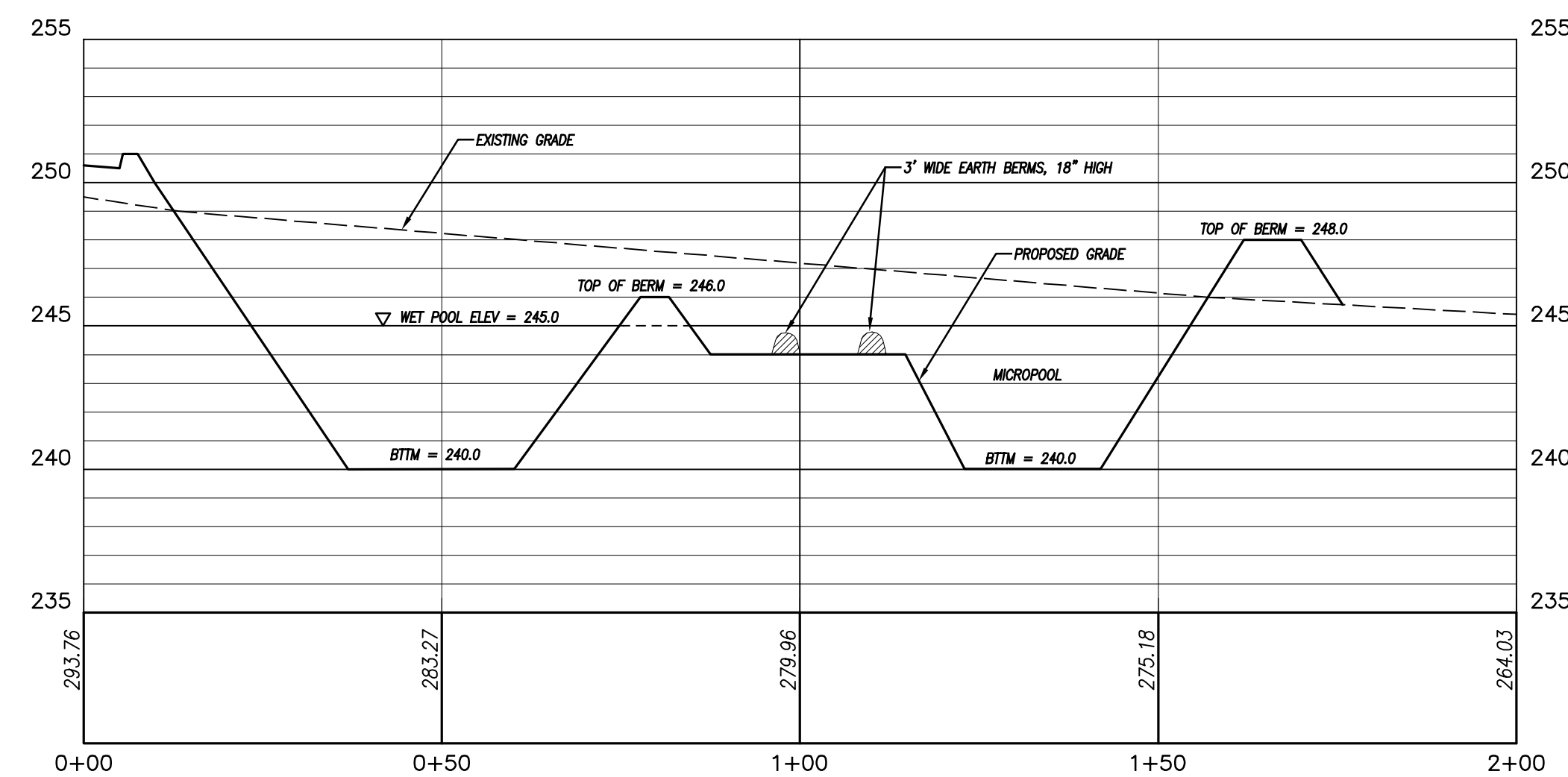
STORMWATER BASIN 2 DETAIL

SCALE: 1"=30'

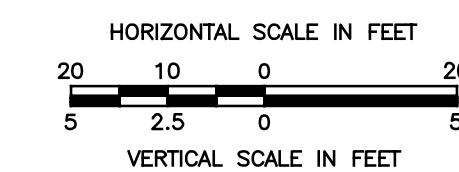


OUTLET STRUCTURE 2 DETAIL

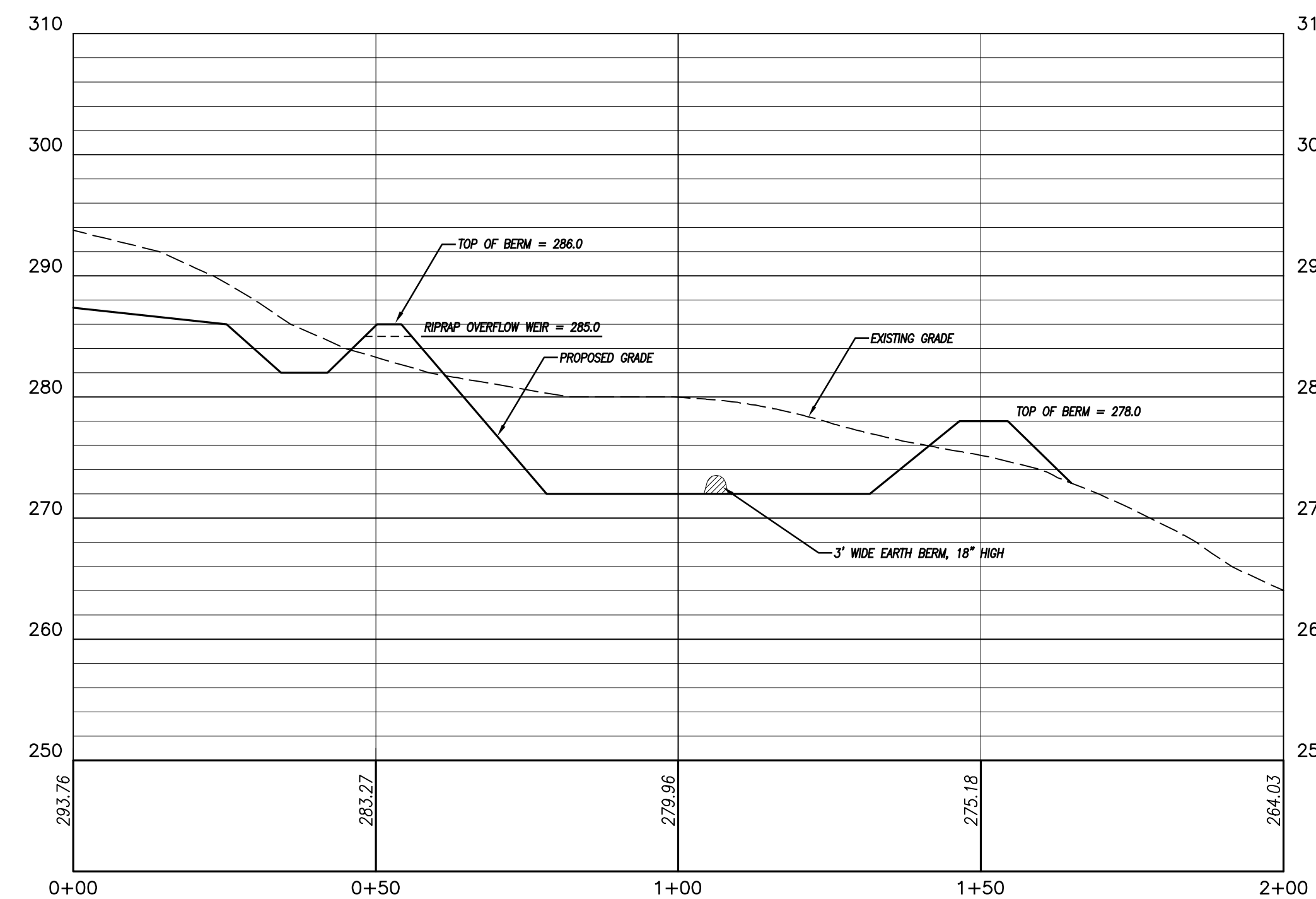
NOT TO SCALE



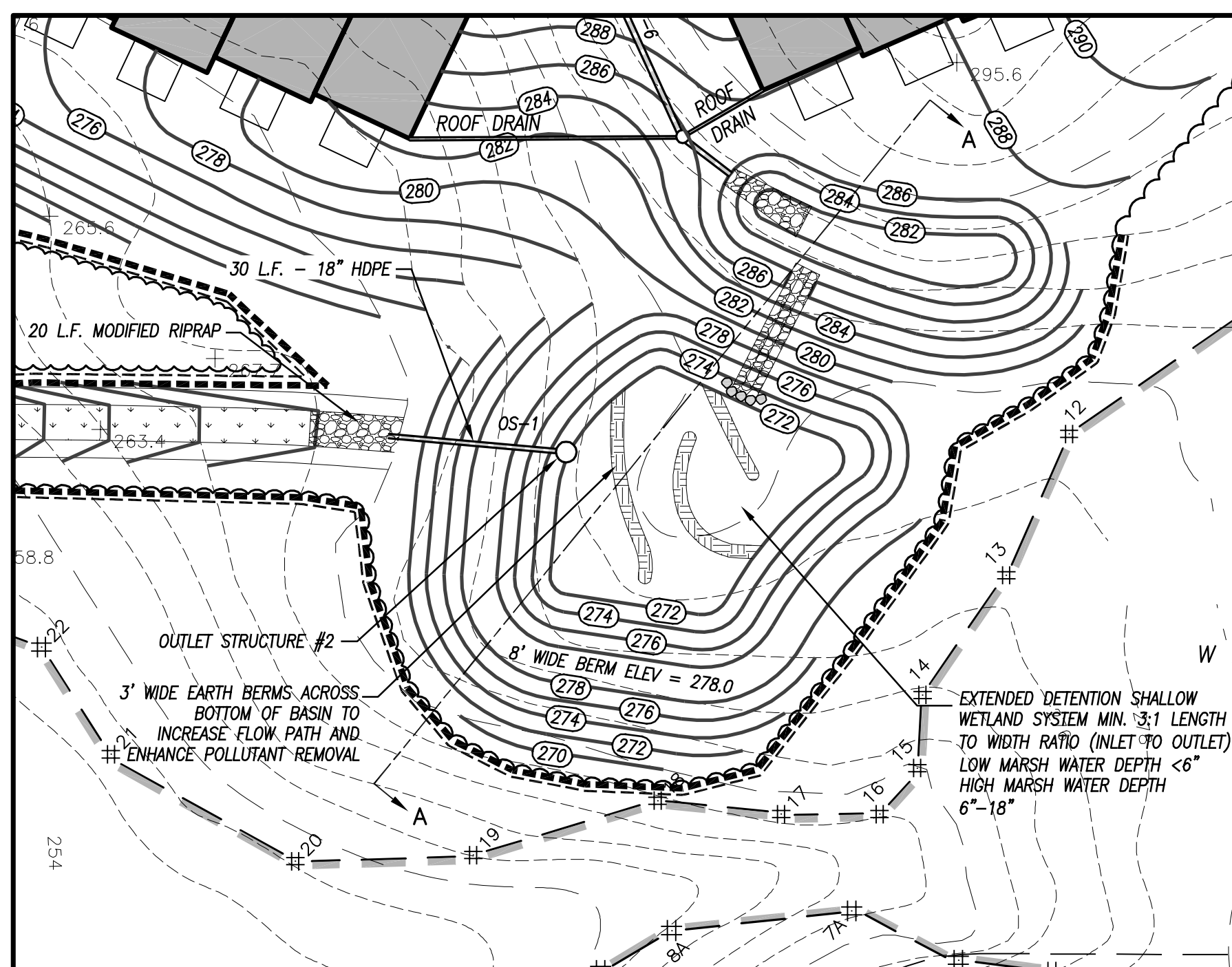
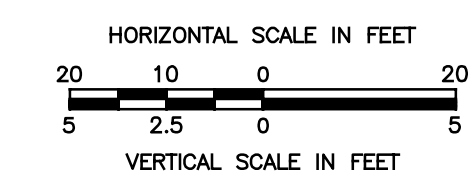
STORMWATER BASIN 2 CROSS SECTION B-B



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

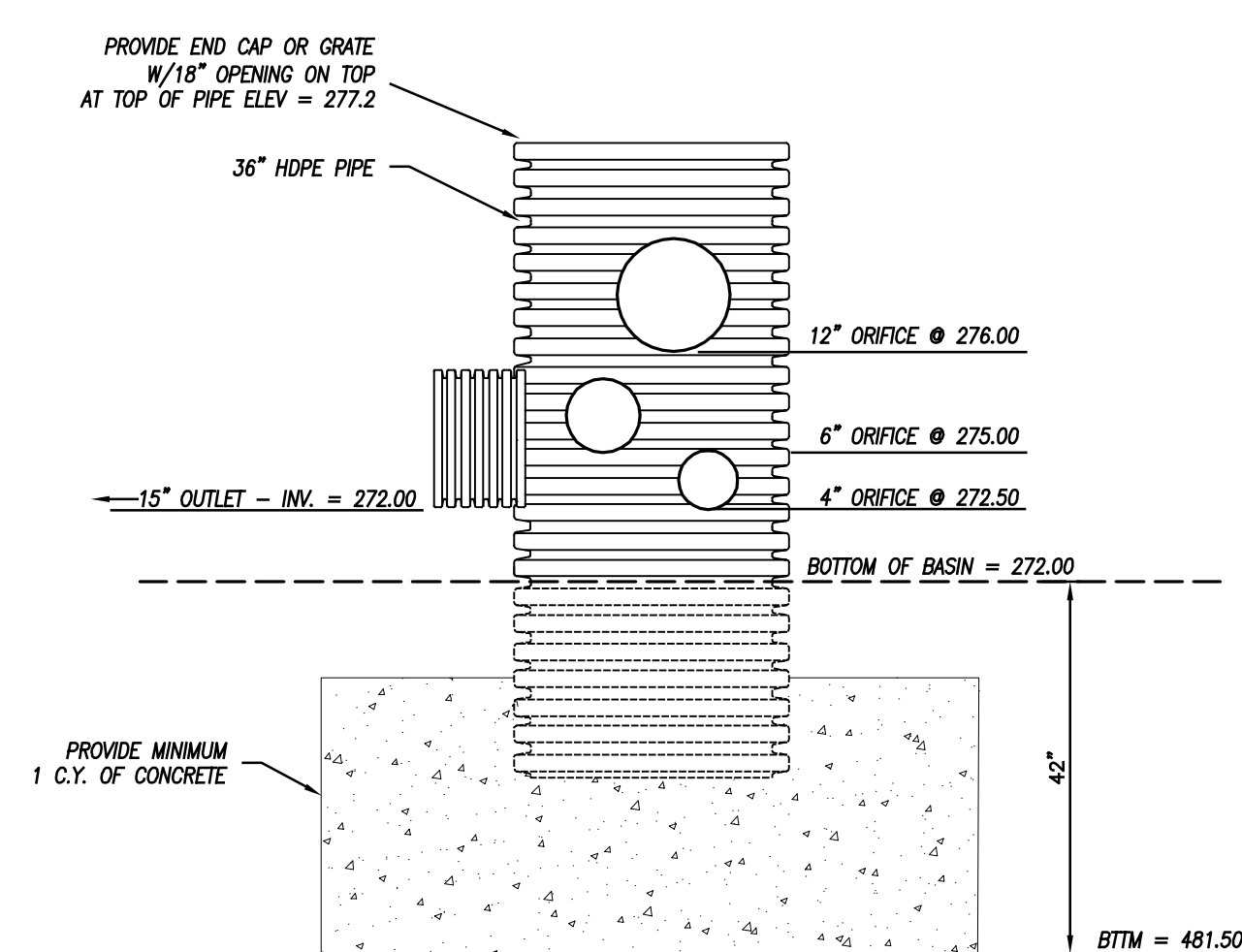


STORMWATER BASIN 1 CROSS SECTION A-A



STORMWATER BASIN 1 DETAIL

SCALE: 1"=30'



OUTLET STRUCTURE 1 DETAIL

NOT TO SCALE

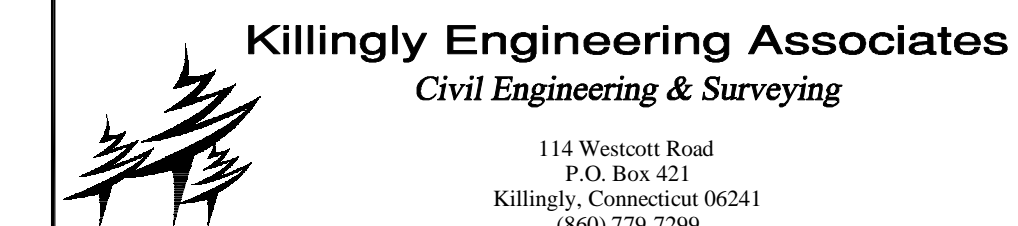
DATE	DESCRIPTION
03/13/2023	REC AREA MODIFICATIONS & DETAIL
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10/15/2021	CONSULTANT REVIEW & COMMISSION
	DATE DESCRIPTION

DETAIL SHEET 4

PREPARED FOR

SHANE POLLOCK

LOUISE BERRY DRIVE
BROOKLYN, CONNECTICUT



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

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

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. GARDENDALE, 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# 18 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 # SPR _____
Check # _____

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: MICHAEL + GREGG FISHER Phone: 417-955-7734 (H)
Mailing Address: 53 BARNARD AVE, WATER TOWN, MA 02472 Phone: _____

Name of Owner: MICHAEL WILHELMUS THOMAS JR Phone: 417-955-7734
Mailing Address: 53 BARNARD AVE, WATER TOWN, MA 02472 Phone: _____

Name of Engineer/Architect: J + B CIVIL ENGINEERS
Address: 401 RAINBOW BLVD, N. URBANVILLE, CT 06255
Contact Person: DANIEL BLANCHETTE Phone: 860-292-9220 Fax: _____

Property Local Address: 459 WOLF DEN RD
Map # 1B Lot # 13A Area EA Total Acres: 97

Proposed Activity: FINAL DEC 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

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
SITE WALK
Tuesday, March 14, 2023 9:00 a.m.**

The Planning and Zoning Commission will hold a site walk on March 14, 2023, at 9:00 a.m. in-person at 459 Wolf Den Road, Brooklyn, CT on the following:

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





**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date _____ Check # _____ Application #ZRC 23-002

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant TOWN OF BROOKLYN PZC Phone _____

Mailing Address 69 SOMA IN ST. BROOKLYN, CT

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 9.C.3.6

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

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE: PROPOSED REVISIONS TO SITE PLAN
SUBMISSION REQUIREMENTS.
SEE ATTACHED

REASON FOR REQUEST:

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

- 1) *Explanation: The purpose of this change is to allow the Planning and Zoning Commission to relax the submission requirements for Site Plan Review applications in the same manner as they are currently allowed for Special Permit applications.*

9.C. SITE PLAN APPLICATION

9.C.3 SUBMISSION REQUIREMENTS

Existing:

5. The Commission may, in accordance with the requirements of these Regulations and the Appendix A of these Regulations, require the submission of additional information as deemed necessary to make a reasonable review of the application.

Proposed Addition:

- 6. If the Commission finds that certain information is not necessary for review of the project, they may waive the submission of that information by a three-quarters affirmative vote of the membership present. All requests for waiver shall be in writing, indicating why the applicant believes that the application can be reviewed completely by the Commission without the information to be waived.**

TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION



REQUEST FOR CHANGE
IN
ZONING REGULATIONS

Date 12/27/2022 Check # 28462 Application #ZRC 22-009
Application Fee: \$250 State Fee: \$60 Publication Fee: \$60
Public Hearing Date _____ Commission Action _____ Effective Date cell
Name of Applicant DMP PALMER ASSOCIATES, LLC Phone cell 603-234-5891
Mailing Address 9 OLD DERRY ROAD HUDSON, NH 03051

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

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

PARAGRAPH TO CHANGE Several OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

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

REASON FOR REQUEST:

MARKET CONDITIONS ALLOW FOR APARTMENTS TO
BE CONSTRUCTED

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

4.F. MILL MIXED USE DEVELOPMENT ZONE

4.F.1. PURPOSE

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

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

4.F.2. GENERAL REQUIREMENTS

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

4.F

MILL MIXED USE DEVELOPMENT ZONE

4.F.3. PERMITTED PRINCIPAL USES

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

4.F.4. PERMITTED ACCESSORY STRUCTURES AND USES

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

4.F.5. PERFORMANCE AND COMPATIBILITY STANDARDS

4.F.5.1. COMPATIBILITY

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

4.F.5.2. ACCESS AND TRAFFIC IMPACTS

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

4.F

MILL MIXED USE DEVELOPMENT ZONE

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

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

4.F.5.4. LIGHTING

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

MILL MIXED USE DEVELOPMENT ZONE

4.F.5.5. RESIDENTIAL USE RESTRICTION

1. Residential uses created within the MMUD Zone shall have a note placed on the deed to the parcel notifying potential buyers of the probability of non-residential uses elsewhere on the site. Such note shall state: *"This property is currently part of a Mill Mixed Use Development Zone which allows a variety of non-residential uses within the same district and on the same site."*
- ~~2. An Active Adult Community shall fully comply with the provisions of the United States Fair Housing Act, as amended, and Connecticut State Statutes Section 46a-64b, as amended as it pertains to "Housing for older persons." This included compliance with any and all rules promulgated by the United States Department of Housing and Urban Development, which govern the implementations of such act.~~
- ~~2. Permanent Occupancy of any Unit is restricted to:~~
 - ~~2. c. any person of the age of 55 year or over, and any person approved by the Declarant or the Board, in accordance with the provisions set forth below in this Section ("Age Qualified Person");~~
 - ~~d. —~~
 - ~~e. a husband, wife or companion, over the age of 18 years, residing with the Age Qualified Person;~~
 - ~~f. —~~
 - ~~g. children residing with the Age Qualified Person or residing with the husband, wife or companion of the Age Qualified Person, provided the children are over the age of 18 years;~~
 - ~~h. —~~
 - ~~i. an individual, over the age of 18 years, residing with and providing physical or economic support to the Age Qualified Person; or~~
 - ~~j. —~~
 - ~~k.a. any person who was permitted to and did occupy a Unit with an Age Qualified Person may continue to occupy the Unit after the death of Age Qualified Person.~~

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

- ~~3. The proposed development shall be a "Common Interest Ownership Community" as defined in Chapter 828 of the Connecticut General statutes.~~
- ~~4. —~~
- ~~5.2. The constituent documents of the Common Interest Ownership Community shall contain provisions requiring the Declarant, (which designation includes the Developer, or a successor in interest to the Developer or any other party holding development rights), in connection with the initial sale of Units, and the Association, as to all subsequent sale of Units, to enforce the Declaration which shall incorporate the Ownership and Occupancy Standards of the Zoning Regulations so that at all times the Common Interest Community will qualify for the 55 or over housing for older persons exemption under The Fair Housing Act. Permanent occupancy of any Unit shall not be permitted or allowed to continue if such occupancy violates the provisions of the Declaration or the Zoning Regulations or results in the loss of the Common Interest Community's 55 or over housing for older person's exemption under the Fair Housing Act. At the closing of title of each unit being sold by Declarant, the purchaser of said Unit will be required to sign a certification or declaration to be used to insure that the Common Interest Community will qualify for the exemption under The Fair Housing Act and to insure that said purchaser is in compliance with the age~~

MILL MIXED USE DEVELOPMENT ZONE

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

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

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

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

1. Where a MMUD Zone abuts a single family residentially zoned property, a buffer strip of ~~seventy five~~ fifty (75) feet shall be required for any new non-residential development and shall not be changed by action of the ZBA. Such buffer shall be planted with year-round screening vegetation adequate to buffer the view from the residential zone. Preservation of existing trees and vegetation is preferred where they provide desired screening.
2. ~~Where the MMUD Zone abuts a residentially zoned property, a buffer strip equal to the abutting setback requirements shall be required for any new residential development and said limitation shall not be changed by action of the ZBA.~~
3. To reduce the bulk and area of buildings and pavement relative to the overall size of the development; and to provide landscaped areas for visual and sound buffers, increased groundwater recharge and reduced storm water runoff, the total area of any MMUD Zone that may be covered by buildings and paved surfaces shall not exceed fifty (50) percent coverage and shall not be changed by action of the ZBA. The Commission may allow by Special Permit an increase to a maximum of sixty (60) percent impervious coverage when the Commission finds that one or more of the following benefits of the development outweigh the impacts of the increased impervious coverage:
 - a. The use of grass/pavement block systems or similar treatment reduces storm water runoff; and/or
 - b. The development achieves an overall benefit to the community such as elimination of blight conditions, preservation of historic structures, closure of excessive curb cuts, provision of inter-parcel access or service roads or similar benefit.
4. Maximum Building heights shall be as follows and are not subject to action by the ZBA:
 - a. Residential ~~— sixty five (65)~~ thirty five (35) feet
 - b. Commercial ~~— sixty (65)~~ forty (35) feet

MILL MIXED USE DEVELOPMENT ZONE

- c. ~~Industrial—thirty five (35) feet~~
5. For existing and reconstructed mill structures:
 - a. Telecommunication facilities, water tanks, solar collection systems, similar structures and necessary mechanical appurtenances may be erected on an existing mill structure to a height no more than 10 feet greater than the existing mill structures within the MMUD Zone provided that no such exception shall cover at any level more than twenty-five percent (25%) of the area of the roof on which any one or more of the above are located, except for a solar collection system which may cover more than twenty-five percent (25%) of the area of the roof on which the solar collection system is located if the architectural design and layout is compatible with that of the structure to which it is affixed and generally in keeping with the character of the neighborhood in which any one or more of the above is to be situated; and provided further that no such exception shall be used for residential, commercial or industrial purposes other than such as may be incidental to the permitted use(s) of the main structure.
 - b. Roof structures and/or roof lines may be integrated together where more than one roof line or roof style is present to which telecommunication facilities, water tanks, solar collection systems, similar structures or mechanical appurtenances is affixed and generally in keeping with the character of the neighborhood in which the above is to be situated; and provided further that no such exception shall be used for residential, commercial or industrial purposes other than such as may be incidental to the permitted use(s) of the main structure.
 6. The height limitations of these Regulations for new construction shall not apply to chimneys, gables, cupolas, spires, water towers, flag poles, transmission towers and cables, radio or television antennas or towers or telecommunication service facilities provided that the telecommunication facility, and its antenna(s) or associated equipment does not extend more than five (10) feet above the highest point of the building or structure to which it is attached.

4.F.5.7. OUTDOOR STORAGE AND SALES DISPLAY

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

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

4.F.5.8. WASTE DISPOSAL

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

4.F.5.9. SIGNS

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

4.F.5.10. LANDSCAPING REQUIREMENTS

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

MILL MIXED USE DEVELOPMENT ZONE

4.F.5.11. PARKING AND LOADING AREAS

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

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

4.F.6. APPLICATIONS AND PERMIT PROCEDURES

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

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

~~2.~~

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

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

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

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE
IN
ZONING REGULATIONS**

Date 3/10/23 Check # _____ Application #ZRC 23-003

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

Public Hearing Date _____ Commission Action _____ Effective Date _____

Name of Applicant PLANNING + ZONING COMMISSION Phone 860-779-3411

Mailing Address 69 So. MAIN ST.

REQUEST TO AMEND ARTICLE(S) _____ SECTION(S) 6.B.2.1.2.d.,

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

6.B.2.3.3.,
7.A.3.1.1.

PARAGRAPH TO CHANGE _____ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

SEE ATTACHED

REASON FOR REQUEST:

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

DRAFT 2-28-2023 Draft Modifications to State Route Business Enterprise Sec. 6.B.2.1.2.d. and 6.B.2.3.3. & Signs for Businesses in the RA Zone Sec. 7.A.3.1.1.
Additions in BOLD CAPS/Deletions are struck through

- 1) *Explanation: The purpose of this change is to allow for the sale of crafts made by any craftsperson and to allow wall signage for businesses in the RA Zone.*

6.B. ALTERNATIVE BUSINESS ARRANGEMENTS

6.B.1 PURPOSE

This Section of the Regulations is intended to provide an opportunity for low intensity business uses in certain locations or situations outside of business zones where such uses may be appropriate within the community provided that potential impacts on surrounding areas are minimized or avoided.

6.B.2 STATE ROUTE BUSINESS ENTERPRISE

6.B.2.1. LOCATION AND USE

1. A State Route Business Enterprises may only be located on a lot in the R-A Zone having frontage on a state highway.
2. This section shall only authorize the following uses:
 - a. Adult Day Care Center,
 - b. Art Studio / Gallery (including sales),
 - c. Antique Sales,
 - d. Craftsperson including accessory sales of craft items created by ~~A~~the craftsperson, and
 - e. Offices, Business or Administrative.

6.B.2.3. STANDARDS AND CRITERIA

1. State Route Business Enterprises shall be limited to a gross floor area not to exceed 2,400 square feet per lot.
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, and
 - c. not negatively impact the value of surrounding residential property.
3. The lot shall be of such size, shape and dimension that any exterior evidence of the proposed use or uses is screened from public view in accordance with Section 7.C, Landscape Regulations- **WITH THE EXCEPTION OF SIGNAGE IN ACCORDANCE WITH SEC. 7.A.3.1.1.**
4. A buffer of 50 feet in width shall be required for any outside storage or parking associated with the use and must meet the Screening and Buffering Area Standards as contained in Section 7.C.6 of these Regulations.
5. The application shall show measures taken to minimize the impact of vehicular traffic on the surrounding neighborhood. The commission may require the applicant to provide a traffic analysis from a licensed professional engineer if, in the Commission's determination, the State Route Business Enterprise may cause a reduction in traffic safety or a reduction in the level of service in the public roadway.
6. As a condition to the Special Permit the Commission may establish limits on the hours and days of operation, lighting, number and type of vehicles, outside storage, and such other conditions as may be necessary to minimize the impact of the proposed activity on the surrounding residential areas.

DRAFT 2-28-2023 Draft Modifications to State Route Business Enterprise Sec. 6.B.2.1.2.d. and 6.B.2.3.3. & Signs for Businesses in the RA Zone Sec. 7.A.3.1.1.
Additions in BOLD CAPS/~~Deletions are struck through~~

7.A.3. SIGN PERMIT REQUIRED

7.A.3.1. RESIDENTIAL ZONES

1. ~~Home Business / Home Enterprise / STATE ROUTE BUSINESS ENTERPRISE / Adaptive Re-Use~~ – In the RA zone, one or more signs indicating a permitted home business, ~~or home enterprise, STATE ROUTE BUSINESS ENTERPRISE, or ADAPTIVE RE-USE OF AN AGRICULTURAL BUILDING~~ indicating a permitted business in accordance with Section 6.B.3 (~~Adaptive Re-Use Of An Agricultural Building~~) provided that:
 - ~~a. The total area of all such signs on any property shall not exceed six (6) square feet.~~
 - ~~b.~~ a. The signage shall not contain moving components.
 - ~~c.~~ b. Only exterior lighting may be used to illuminate the sign(s), the sole purpose being to make the sign visible in the dark, and such illumination shall:
 - use only soft white light of constant intensity,
 - be no greater than 150 watts,
 - be downwardly directed, and
 - contained on the premises.
 - ~~d.~~ c. Such signage may include one (1) free-standing sign, **NOT TO EXCEED SIX (6) SQUARE FEET**, permanently secured to the ground per lot, parcel or tract and such free-standing sign shall not:
 - extend higher than seven (7) feet above ground level at its highest point.
 - be within the public right of way or less than 10 feet from the edge of the roadway.
 - obstruct roadway sightlines or interfere with pedestrian or vehicular traffic.
 - D. IN LIEU OF A FREE-STANDING SIGN, A WALL SIGN MAY BE PERMITTED AND SHALL NOT EXCEED ONE (1) SQUARE FOOT PER LINEAL FOOT OF FAÇADE UPON WHICH IT IS ATTACHED UP TO A MAXIMUM SIZE OF 25 SQUARE FEET PER FAÇADE.**